

Commercial Dept.  
37 Victoria Street  
Douglas  
Isle of Man  
IM1 2LF

Tel: 01624 611007  
Fax:01624 662125  
www.deanwood.im  
commercial@deanwood.im



Dean Wood  
Management  
Limited

Ref:1797



**TO LET - COMMERCIAL  
1 QUINES CORNER  
DOUGLAS  
IM1 4LF**

- **LARGE TRIPLE FRONTED CORNER COMMERCIAL UNIT**
- **PRESENTLY A WINE BISTRO**
- **VERSATILE BUSINESS OPPORTUNITIES**
- **IDEAL CENTRAL LOCATION BY NORTH QUAY**
- **APPROX.NIA 387 SQ.FT**

**RENTAL: £9820 Plus VAT pa Plus Rates & Building Insurance**

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### **Directions**

Travelling from Douglas town centre towards Peel Road the property can be found on the junction of Lord Street and Quine's Corner identified by the Deanwood Board.

### **Description**

This is a compact and versatile retail unit and has the advantage of a triple fronted corner unit with large glass display window presenting a good vantage location and clearly visible to potential customers with excellent exposure close the town centre and quayside pedestrian walkway the accommodation comprises of main access door from the main street into an open plan unit approx. 320.76 sq. ft. the total area of the shop is approx. 387 sq. ft.

In excellent condition throughout with fixed shelving and window seating which is to remain in the shop all electrical items are to be removed

### **Tenure**

Leasehold

### **Lease Terms**

Seven year lease with a break clause at 3 and 6 years Business proposals are invited by way of a business plan and discussion is welcomed by the Landlord.

### **Rates & Services Charges**

Rates and insurance premium to be confirmed.

### **Services**

Mains electricity, sewage and water connected

