

Commercial Dept.
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Dean Wood
Management
Limited

Ref:1798



**TO LET - COMMERCIAL
THE MANOR PUBLIC HOUSE
SCHOOL ROAD WILLASTON
DOUGLAS
IM2 6PQ**

- **POPULAR PUBLIC HOUSE ON A LOCAL HOUSING ESTATE**
- **AVAILABLE FROM THE 29TH NOVEMBER 2026**
- **SPACIOUS MANAGER RESIDENTIAL ACCOMMODATION**
- **LARGE PARKING FACILITY**

RENTAL: £ 43,386pa Plus VAT & RATES / BUILDING INSURANCE

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Directions

The property is located in a central Local Authority residential area of Willaston in the immediate proximity of the Primary School, University College Isle of Man College and residential mixed areas. The property is clearly identified by our **TO LET** board at the entrance to the property.

Description

This is a three storey detached premises originally constructed as a residential house in or around the 1900's and is currently occupied and utilised as a tenanted Public House with proprietors accommodation. The business is primarily established wet sales and does not benefit from any catering facilities at the present time although there maybe potential to discuss this with the Landlord.

ACCOMMODATION

Ground Floor Entrance into vestibule, two bar areas hall Ladies & Gents toilets

Lounge Bar 778 sq. ft. approx. NIA
Themed Bar 785 sq. ft. approx. NIA
Pool Room 387 sq. ft. approx. NIA
Store Room 90 sq. ft approx. NIA

Basement

Store 186 sq. ft. approx. NIA
Cellar 368 sq. ft. approx. NIA

First Floor

Function room 528 sq. ft. approx. NIA

First & Second Floor

Managers Residential Flat 1,134 sq. ft. approx. NIA

Total Net Internal area 4,256 sq. ft. approx. NIA

Outside is a large car parking facility for approx. 40 and surrounding grounds of approx. three quarters of an acre.

Services

Mains electricity, sewage and water connected central heating and hot water by oil fired boiler—fire alarm system has been installed incorporating heat detectors, smoke detectors and glass breaks.

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Tenure

Leasehold

Lease Terms & Additional Information

Seven year lease with internal repairing terms.

An inventory of fixed items to remain in the premises will be supplied by way of an inventory and any works that a potential Tenant wishes to implement must have prior approval from Landlord. The apartment living Accommodation would be provided without furniture and white goods.

The premises have recently had the benefit of a new carpet within general areas.

Further discussion to any interested parties is welcomed by the Landlord. Proposed Business Plans to be submitted

Rates & Insurance

To be confirmed

