

Commercial Dept.  
37 Victoria Street  
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Tel: 01624 611007  
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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 LOCAL AUTHORITY HOUSING ESTATE**
- **AVAILABLE FROM THE 29TH NOVEMBER 2026**
- **SPACIOUS MANAGER RESIDENTIAL ACCOMODATION**
- **LARGE PARKING FACILITY**

**RENTAL: £ 43,386pa Plus VAT & RATES**

*These particulars are for information purposes and do not constitute or form part of any contract nor should any statement contained herein be relied upon as representation of fact. Neither the vendor nor DeanWood Management Limited (the "firm"), nor any officer or employee of the firm accept liability or responsibility for any statement contained herein. The vendor does not by these particulars, nor does the firm, nor does any officer or any employee of the firm have any authority to make or give any representation or warranty whatsoever as regards the property otherwise. It is the sole responsibility of any person interested in the property described in these particulars to make all proper enquiries and searches to verify the description of the property and all other particulars herein.*

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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, Technical 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, hall Ladies & Gents WC

North Bar 778 sq. ft. approx. NIA  
South 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**

Former Function 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

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