

Commercial Dept.
37 Victoria Street
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DeanWood
Management
Limited

Ref: 1669



**TO LET - COMMERCIAL
4-5 QUINES CORNER
DOUGLAS
IM1 4LF**

- **LARGE TRIPLE FRONTED CORNER COMMERCIAL UNIT**
- **FORMER RESTAURANT / TAKE AWAY**
- **VERSATILE BUSINESS OPPORTUNITIES**
- **IDEAL CENTRAL LOCATION BY NORTH QUAY**
- **APPROX 983.38 SQ. FT. NIA**

RENTAL: £14,751 Plus VAT & RATES

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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 / catering unit frontage has the advantage of a double fronted corner unit with large glass display window presenting a good vantage location and clearly visible to potential customers with excellent exposure close to the town centre and quayside pedestrian walkway the accommodation comprises of two access doors from the main street into **Area 1** the former restaurant seating area approx. 31'.04" x 15'.09" (505.21 sq. ft) over two levels, counter area, toilet facilities.

Area 2 the take away section with ancillary preparation, storage, washing up and cooking areas with catering apparatus approx. overall 28' 07" x 16' 08" (478.17 sq. ft.)

Strip lighting, industrial flooring

Rear Access to Yard.

Tenure

Leasehold

Lease Terms

Seven year lease with a break clause at 3 and 6 years

Rates & Services Charges

Rates and insurance premium to be confirmed.

Services

Mains electricity, sewage and water connected

Viewing
Through Deanwood Commercial

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