

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

Tel: 01624 611007
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www.deanwood.im
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DeanWood
Management
Limited

Ref: 1737



FOR SALE
18/18a
BROADWAY
DOUGLAS
IM2 4EL

- **ONE PROPERTY WITH TWO UNITS**
- **GROUND FLOOR VACANT**
- **FIRST FLOOR SEPARATE ENTRANCE**
- **FIRST FLOOR LEASED**
- **EXCELLENT LOCATION**

PRICE: £375,000 PLUS VAT

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Location

The property is situated adjacent to a main arterial route from the central business, entertainment and leisure district of Loch Promenade and the predominantly residential areas of Broadway, Victoria Road and Central Promenade the property is next to the Mannin Hotel and identified by our FOR SALE board.

Description

The property comprises of a three storey mid terraced building which will have been originally constructed in the late 1800's and subsequently converted and utilised as a Café over the ground floor and lower ground floor and having been several restaurant businesses over the years.

Accommodation

Ground Floor

Entrance Porch

Dining & Service Area approx. 877 sq. ft. NIA

Kitchen Area Approx. 340 sq. ft. NIA

Disabled WC

Gents WC

Sub Total Approx. 1,217 sq. ft. NIA

Lower Ground Floor

Office Area approx. 329 sq. ft. NIA

Dry Storage Area approx. 317 sq. ft. NIA

Boiler & Laundry Area approx. 163 sq. ft. NIA

Ladies WC

Gents WC

Sub Total Approx. 1,425 sq. ft. NIA

Total Approx. Internal Area 2,642 sq. ft

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First Floor

Separate Access

Main Area approx. 626 sq.ft. NIA

Kitchen approx. 64 sq.ft. NIA

Store approx. 86 sq.ft. NIA

Ladies WC

Gents WC

Sub Total Approx Net Internal Area 779 sq. ft NIA

Total Net Internal Area approx. 3,241 sq. ft

Total Gross Area approx. 4,400 sq. ft.

Plot Area approx. 1,700 sq. ft.

Services

Mains water, electricity, gas and drainage are connected.

Rates & Building Insurance

To be confirmed

Tenure

The past rent of £26,400 per annum Plus VAT was achieved from the last tenant..

The first floor unit is vacant at the present time additional rental income of £7,500pa VAT
Three Year Lease from April 2025

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18 Broadway Lower Ground and Ground Floor Areas
PICTURES TAKEN WHEN RESTURANT WAS IN OPERATION

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18a Broadway First Floor