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

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

DeanWood Management Limited

Ref:1785







FOR SALE
35/35A NORTH QUAY
DOUGLAS
IM1 4LB

- **DESIRABLE CENTRAL QUAY LOCATION**
- **SPACIOUS OPEN PLAN RESTAURANT**
- **INTEGRAL HIGH QUALITY FIVE BED APARTMENT**
- **FRONTAGE OUTLOOK TO MARINA**
- **OPTIONS AVAILABLE TO LET RESTAURANT ONLY**

PRICE: £725,000

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 can be found on the main stretch of the North Quay in Douglas accessed by either vehicle or by pedestrian walkway next to The British Public House.

Description & Ancillary Information

The property is situated in a much sought after central town location on the North Quay in Douglas a multipurpose high-quality property comprising of a spacious adaptable ground floor restaurant with a fully fitted commercial kitchen, a large ancillary basement area comprising of a dry storage, staff work area and customer toilet facilities.

The property is complimented by spacious family living accommodation over three floors with a separate entrance leading to a superior tastefully designed and decorated five bedroom apartment comprising of a large reception room, fully fitted modern kitchen with a breakfast area, bath / shower room, storage and utility rooms. The apartment in the main benefitting from frontal panoramic views over the surrounding Marina.

The property offers the potential to an entrepreneurial owner occupier or investor a ready to go opportunity for a business and substantial comfortable living accommodation within the growing mixed leisure and commercial environment of the North Quay.

The whole of the property is offered for sale in the first instance subject to the present apartment 12 month lease.

The rental income for both the restaurant and apartment on full occupation would be circa £56,400pa. This consists of £24,000pa plus rates and insurance rent which will be an additional amount circa £3,600pa for the restaurant ,for the apartment the rental would be circa £32,400pa (£2,700pcm) the landlord pays for the rates and building insurance contribution.

The terms of the rental for the restaurant by a party would be based on full repairing and insuring terms and conditions and these can be discussed with the Vendor. The preferred tenure in respect of the commercial premises is a minimum of 5 years the residential apartment which has been rented with effect from 1st May 2026 on a 12 month let.

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TENURE

Freehold Subject to Lease of Apartment commenced 1st May 2026 for 12 months

SERVICES

Mains water, electricity, gas and drainage are connected to the property. Central heating and hot water are provided by individual gas fired boilers serving steel panel and finned radiators.

A fire alarm system has been installed incorporating glass breaks, heat and smoke detectors.

Additional Information

Apartment Video - https://www.dropbox.com/scl/fo/g7sganvemn8ygki0soako/AHspkEJctpDMddB8eo9gylg?rlkey=fm7kxcb4yppizur7cy0gqtzk2&st=y8mwfsl5&dl=0

PLEASE CONTACT DEANWOOD COMMERCIAL ON 611007 OPTION 2 FOR THE SALE OF THE PROPERTY AND FOR THE RESTAURANT LET





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