

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

**Tel: 01624 611007**  
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**DeanWood**  
**Management**  
**Limited**

**Ref:1543**



**FOR SALE - RESIDENTIAL/BUSINESS UNIT**  
**5 BRUNSWICK ROAD DOUGLAS**

- **Central residential location**
- **Traditionally Built Property**
- **Residential or Business**
- **Well Maintained Throughout**
- **Rented from 1st November 2023 for Five Years**

**SALE: £440,000**

*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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## **5 Brunswick Road Douglas**

### **Directions**

Proceeding West out of Douglas along Bucks Road and at the traffic lights at Prospect Terrace continue on to Woodbourne Road taking the second left turning into Alexander Drive and then first right into Brunswick Road where the subject property can be found on the left hand side immediately opposite Berkley Street.

### **Description**

An end of terrace three storey property which has recently been refurbished to an excellent standard. The upper floors are residential and the ground floor can be utilised as a business unit or ancillary to the residential occupation.

### **Ground Floor**

Entrance vestibule & Hall.

Shop/Ancillary Entertainment Room—643 sq ft approx NIA

Ancillary Reception Room—158 sq ft approx NIA

Ancillary Area—144 sq ft approx NIA

Dressing Area—46 sq ft approx NIA

Shower Room—80 sq ft approx NIA

### **First Floor**

Kitchen—197 sq ft approx NIA—fully fitted modern kitchen with wall units, base units and appliances

Principle Reception Room—305 sq ft approx NIA

Dining Room—169 sq ft approx NIA

Reception Room/Bedroom—162 sq ft approx NIA

Bathroom—58 sq ft approx NIA—fully tiled and fitted with modern bathroom suite

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### **Second Floor**

Front Right Bedroom—143 sq ft approx NIA  
Front Left Bedroom—233 sq ft approx NIA  
Storage Room—32 sq ft approx NIA  
Rear Left Bedroom—210 sq ft approx NIA  
Rear Right Bedroom—125 sq ft approx NIA

### **Outside**

Enclosed rear yard with the potential for car parking.

### **Tenure**

Sale: Freehold with Tenancy

Rented for Five Years to the Tenants Harvey Nails from 1st November 2023 present rent set for 5 years at £22,592 pa.

### **Services**

Mains water, electricity, gas and drainage are connected to the premises.  
Central heating is provided throughout the property by a gas fired boiler serving steel panel & finned radiators.

### **Lease Terms**

Internal repairing and insuring. (Lease available to view)

### **Viewing**

Strictly by appointment through DeanWood Commercial

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