

Commercial Dept.
37 Victoria Street
Douglas
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IM1 2LF

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

Ref: 1323



TO LET
BALLASTRANG
CASTLETOWN ROAD SANTON
IM4 1EU

Permission for Veterinary Practice in place

- **Approx 1486 sq. Ft**
- **Quality Versatile Unit / Country Location**
- **Generous Car Parking Allocation**
- **Mix of Accommodation / Configuration**
-

Price: £21,600 per annum

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Directions

Travelling from Douglas on the Castletown Road just past the Fairy Bridge, the access lane can be found on the right hand side identified by our To Let signs. Continue up the lane and the property can be found on the right hand side.

Accommodation

Entrance Porch—Double External Doors leading to Double Interior doors into main areas;

Reception—approx. 17'4" x 12'2" (212.28 sq.ft.) Cloak cupboard store room with Fire Alarm Panel

2 x Wc' Facilities with Wash hand basins

Kitchen Area approx. 9'9" x 8'0 (79.2 sq. Ft.)

Fully fitted with wall and floor units, worktops with tiled splash backs and ceramic tiled floor. Integrated dishwasher, oven, hob, refrigerator.

Room 1

Approx 11'8" x 7'11" 9 (83.89 sq. Ft.)

Room 2

11' 6" x 7'4" (85.84 sq. Ft.)

Room 3

Approx. 18' x 13'6" (244.80 sq. Ft.)

Staircase to First Floor -

Large Open plan room approx. 37'4" x 16'4" (613.36 sq. Ft.)

WC with Shower Wash Hand Basin

Further Room—Approx. 9'9" x 9'4" 9 (93.06 sq. Ft)

Tenure

Leasehold

Lease Terms

To be discussed with the Landlord - initial tenure 2 years

Rates & Services Charges

To be confirmed by the Landlord / Payable by the Tenant

Services

All mains services are connected, gas central heating, water and electricity.