

PRE-LETS



QUAYSIDE
NORTH



RETAIL/LEISURE GROUND FLOOR UNITS TO LET

DOUGLAS • ISLE OF MAN • IM1 4LA

HOTEL - CINEMA - RESTAURANTS - RESIDENTIAL - MULTI STOREY CAR PARK

LOCATION :

The site is located on Lord Street in Douglas, the capital of the Isle of Man, which acts as a major gateway to the Island. The main passenger and commercial ferry port is located 120m away, the airport is a 15 minute drive and the prime high street is 190m away. The site has a desirable quayside location on North Quay.

DESCRIPTION :

The proposed development occupies the high profile and strategic site of Lord Street in the centre of Douglas. The development will include an 80 bedroom Travelodge hotel, a 7 screen Omniplex cinema, a number of restaurant/bar/café units, 20 residential apartments and c.304 car parking spaces. Directly behind the site is the island's main bus station that links Douglas to the rest of the island, and as part of the development this will see a major investment into redeveloping the station. The area is well established as the primary evening hub that includes an array of bars and restaurants.

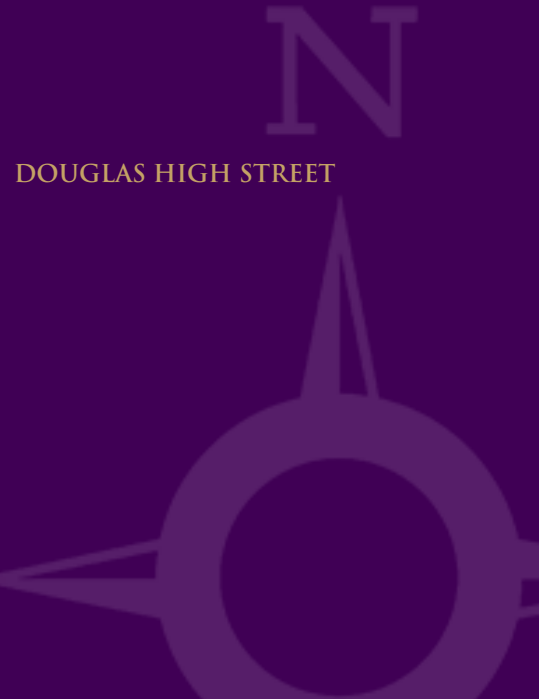




ISLE OF MAN:

The Isle of Man offers an excellent quality of life. Residents enjoy relatively short commuting times, low personal taxes and one of the lowest crime rates in the British Isles, making it ideal place for families and for those seeking a safe environment in which to live and work.

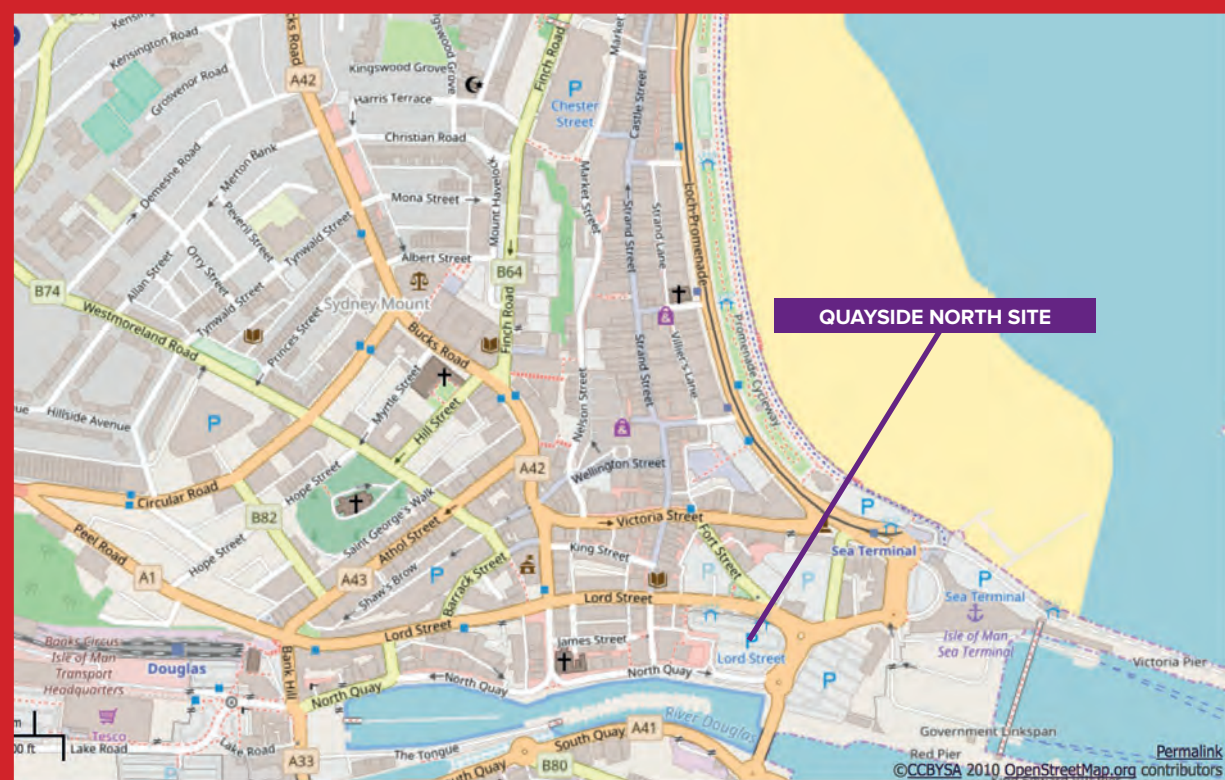
The Island has current population of c.85,000 residents. Douglas is the Island's main hub for business, shopping, and entertainment. It is also a central gathering point for the Island whilst the world famous Isle of Man TT is underway over the summer period. The Island's sea terminal located moments away from Quayside North, facilitated 561,000 passengers in 2016.



DOUGLAS HIGH STREET

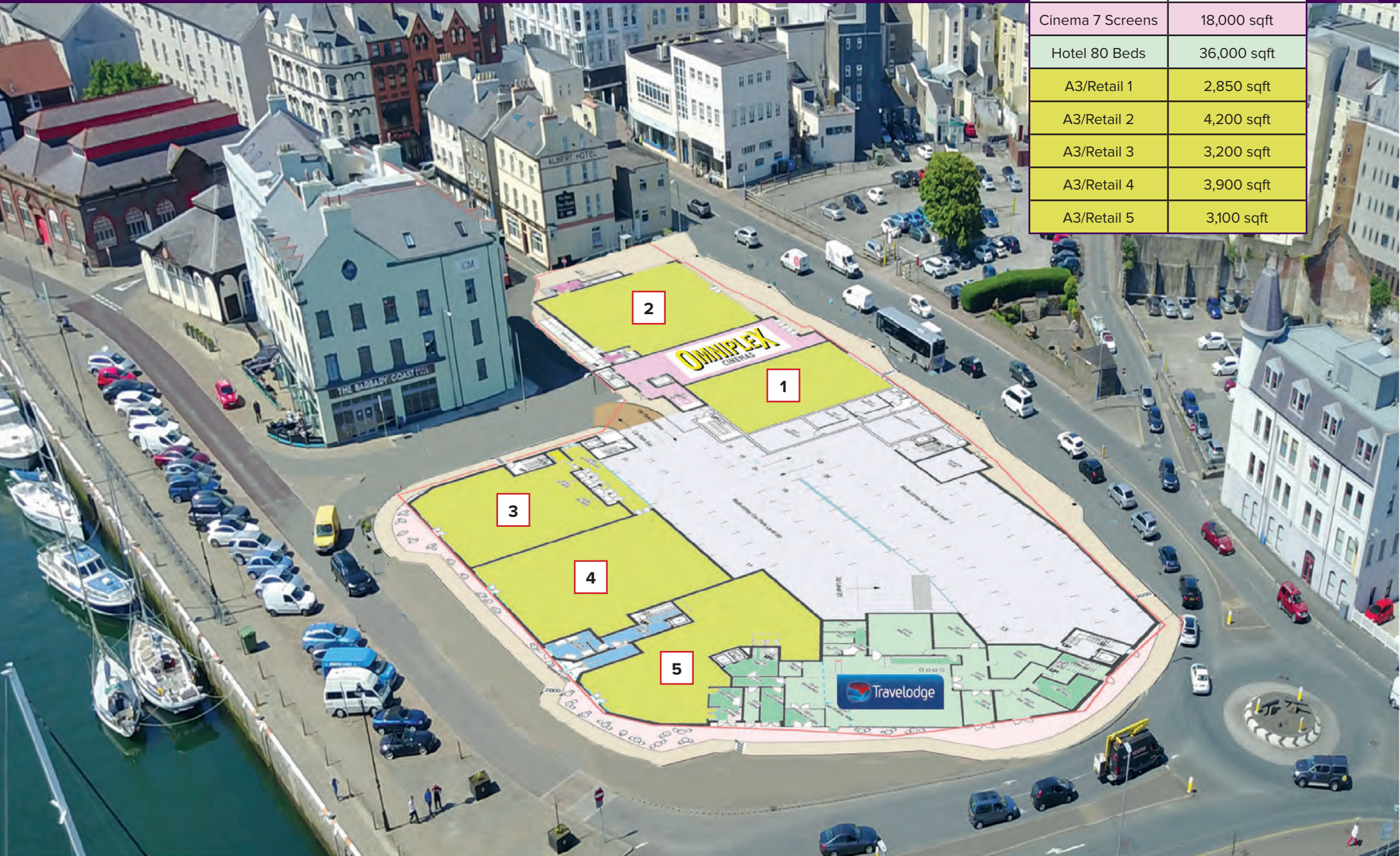


DOUGLAS QUAY



QUAYSIDE NORTH SITE

SITE PLAN



Accommodation	Size
Cinema 7 Screens	18,000 sqft
Hotel 80 Beds	36,000 sqft
A3/Retail 1	2,850 sqft
A3/Retail 2	4,200 sqft
A3/Retail 3	3,200 sqft
A3/Retail 4	3,900 sqft
A3/Retail 5	3,100 sqft

QUAYSIDE NORTH



POPULATION
c.85,000



49,000 PEOPLE LIVE
WITHIN A 5
MINUTE DRIVE



292,331
VISITORS
ANNUALLY



CAPTIVE
AUDIENCE



LOW UNEMPLOYMENT
RATE OF 1.3%



TOWN CENTRE
FIRST PLANNING POLICY



AFFLUENT COMMUNITY
HIGH AVERAGE WEEKLY
WAGE EARNING OF £685




DOUGLAS SEA TERMINAL
SERVES 561,000
PASSENGERS ANNUALLY



BUSINESS RATES
SIGNIFICANTLY
CHEAPER THAN
MAINLAND UK



GDP
4.5bn



RANKED 8TH IN THE WORLD IN 2012
BY THE WORLD BANK IN TERMS OF
NATIONAL INCOME PER PERSON

TERMS

On application

TIMESCALES

Planning application to be submitted Q2 2018 with a view to starting onsite early 2019.

EPC

Development property not yet assessed.

SPECIFICATION OF UNITS

Developers shell, capped off services, shop fronts installed

FURTHER INFORMATION

For further information please contact the letting agents listed.



CGI SHOWING NORTH ELEVATION



0113 244 6440

JLL.co.uk/property

Nick Ferris:

Tel: 0113 244 6440

Email: nick.ferris@eu.jll.com

Edward Towers

T: +44 (0)113 235 5276

M: +44 (0)7725 900131

Email: edward.towers@eu.jll.com

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