



COMMERCIAL UNIT & NURSERY FOR SALE

THE NEIGHBOURHOOD CENTRE

AULDYN WALK | RAMSEY | ISLE OF MAN

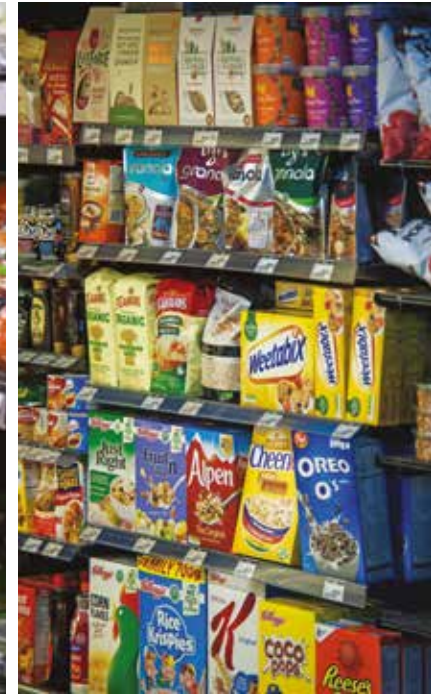
 dandara

WELCOME TO THE NEIGHBOURHOOD CENTRE

Ramsey is the Isle of Man's second largest town, with a population of 8,060 people, predominantly within ABC1 socio-economic group, around 4,022 of whom are economically active*.

In recent years, significant investment in the town's infrastructure and the development of high quality new-build homes such as Auldyn Walk, Auldyn Meadow and now Lower Milntown has transformed Ramsey, making it a very popular choice with young couples, families with children and empty-nesters.

With over 400 residents living within the surrounding Dandara developments alone, the neighbourhood centre is ideally positioned to maximise the potential of this captive audience.



*Isle of Man Government Census 2021.



THE PERFECT LOCATION

Whilst the Auldyn Walk development is located fairly close to the town centre, the nearest convenience store or supermarket is a 20-minute walk away.

EDUCATION

Bunscuill Rhumsaa.....	14 mins
Ramsey Grammar School.....	17 mins

LOCAL AMENITIES

Supermarket	22 mins
Ramsey Town Centre.....	25 mins
Nearest petrol station	22 mins
Nearest coffee shop	25 mins

TRAVEL

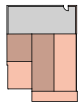
Peel	15.0 miles
Douglas.....	16.0 miles
Ronaldsway Airport	25.5 miles



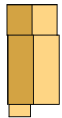
AULDYN WALK SITE PLAN



KEY



Nursery



Commercial Unit



NURSERY

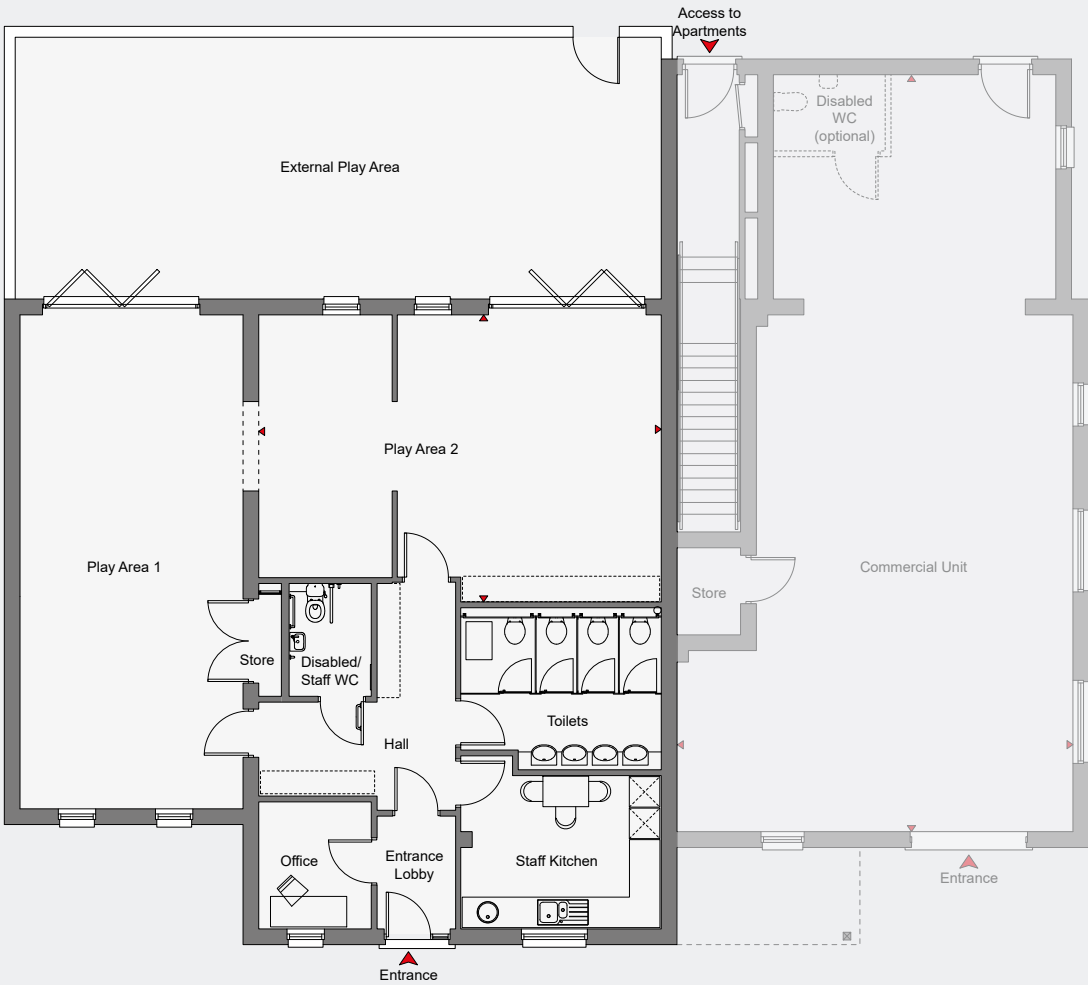
Providing over 1,450 sq.ft. of accommodation in total, the Nursery comprises two individual play areas of 450 sq.ft. and 475 sq.ft. approx. If required, these can be linked to provide a total of 925 sq.ft. usable space.

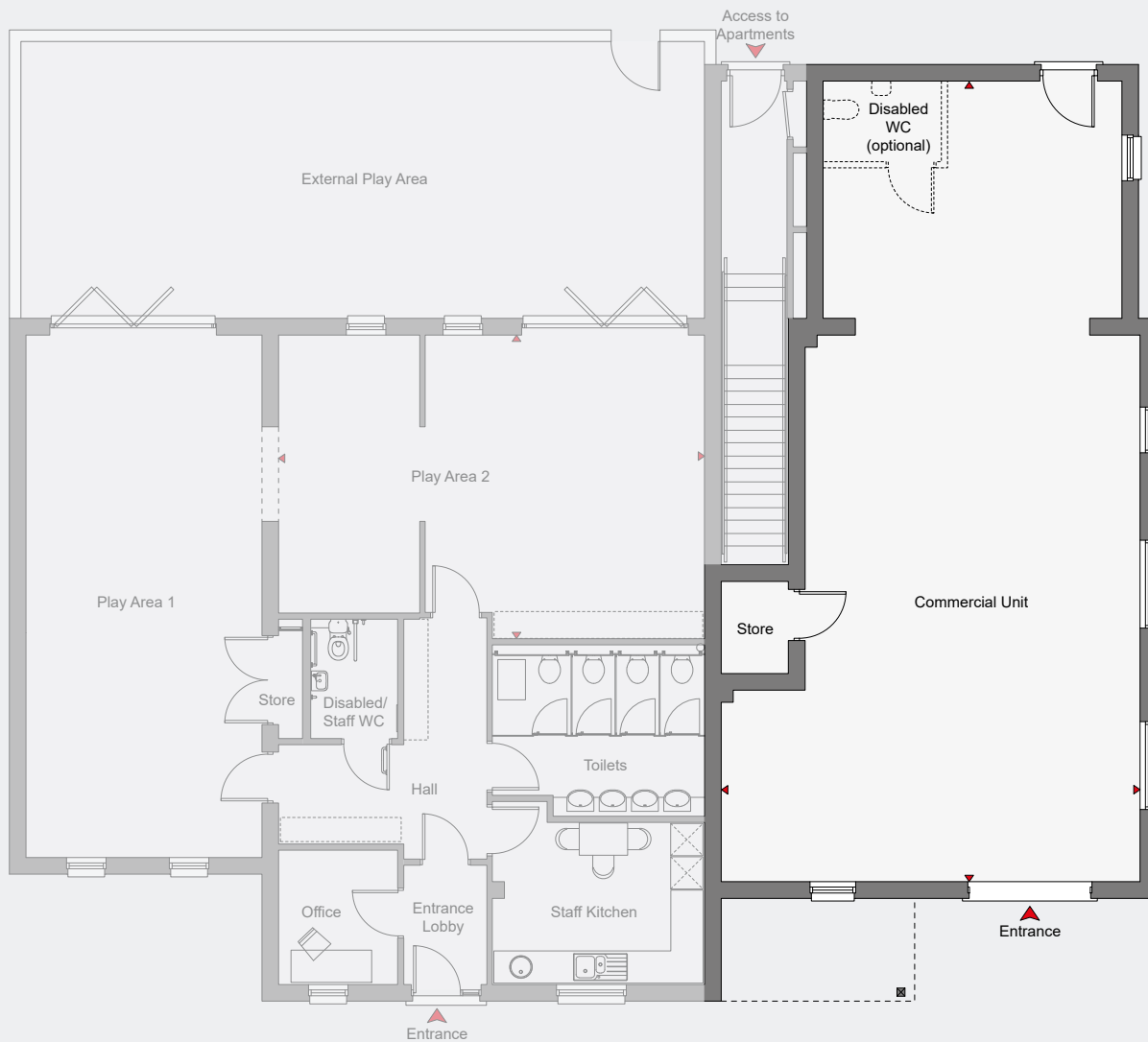
The Nursery also includes a DDA compliant toilet and separate toilets with four stalls (one including baby change facilities), a staff kitchen and private office.

- Net internal area: 1,266 sq.ft / 117 sq.m
- Net internal area for toilets 189 sq.ft / 17 sq.m
- Secure external play area
- Bi-fold doors to play areas
- Wall mounted low-temperature radiators
- Fitted kitchen (excluding appliances)
- WC facilities
- Vinyl flooring throughout

DIMENSIONS

Play Area 1	9.67m x 4.33m	31'9" x 14'2"
Play Area 2	7.87m x 5.62m	25'10" x 18'5" max
Office	2.18m x 2.47m	7'2" x 8'1"





COMMERCIAL UNIT

This commercial unit has a net internal area of approx 1,042 sq.ft. It is ideally suited to a convenience store.

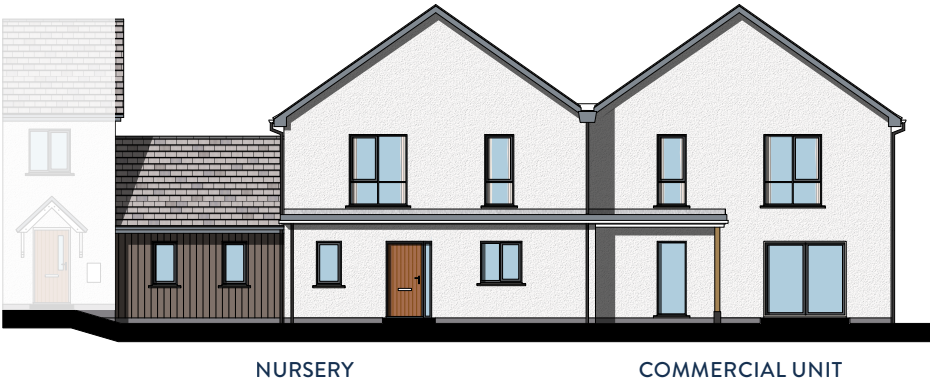
- Net internal area: 1,042 sq.ft / 97 sq.m
- Optional WC facilities

DIMENSIONS

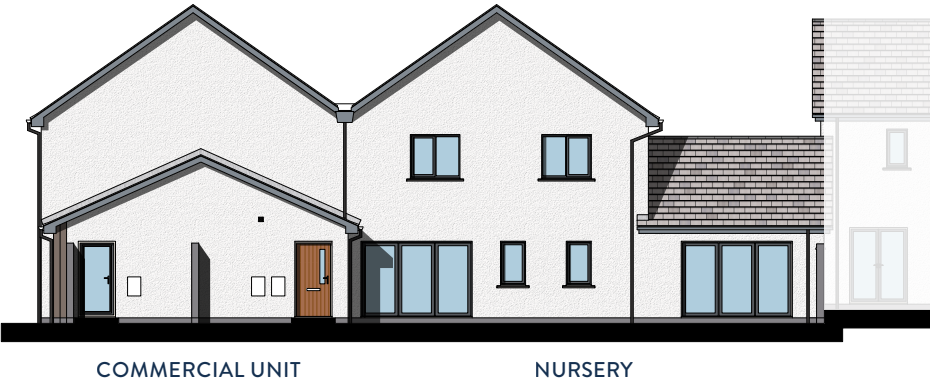
Commercial Unit 7.79m x 14.89m 25'7" x 48'10" max

AULDYN WALK
ELEVATIONS

FRONT ELEVATION



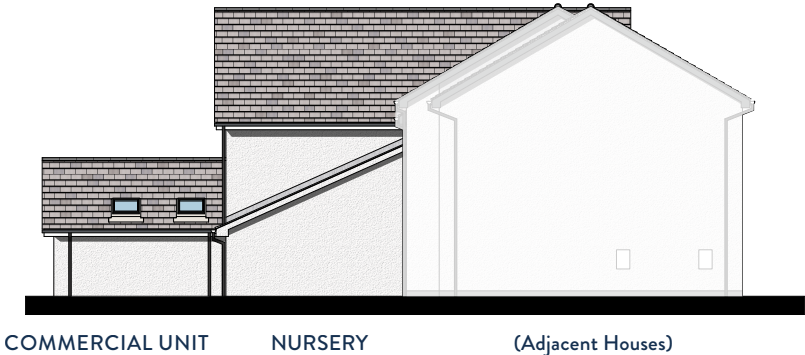
REAR ELEVATION



ROADSIDE ELEVATION



SOUTHERN ELEVATION



To find out more, please contact our Sales Team:

Sales & Marketing Suite, 22-24 Victoria Street, Douglas, Isle of Man IM1 2LE

01624 615000 | iomsales@dandara.com | dandara.com



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Oct 2022