For Sale

18 Le Bordage

St Peter Port, Guernsey

ROCK

Fully Let Investment

£650,000

1,400 sqft

Property Features

- 1,400 sq ft Barber Shop and Bar
- Three-bedroom flat
- 6 Year lease to Barber Jay (ground and first floor tenant)
- Long standing residential tenant
- Development potential at rear of property
- 9.03% Gross yield

Substantial investment property with development potential (STPP)

Location

The property is located on the Bordage next to Tower Hill steps. This is a busy area with other occupiers in the vicinity being; Skipton Financial Services, Creaseys Toy Shop, the Co-Op and many other smaller shops and offices.

Accommodation

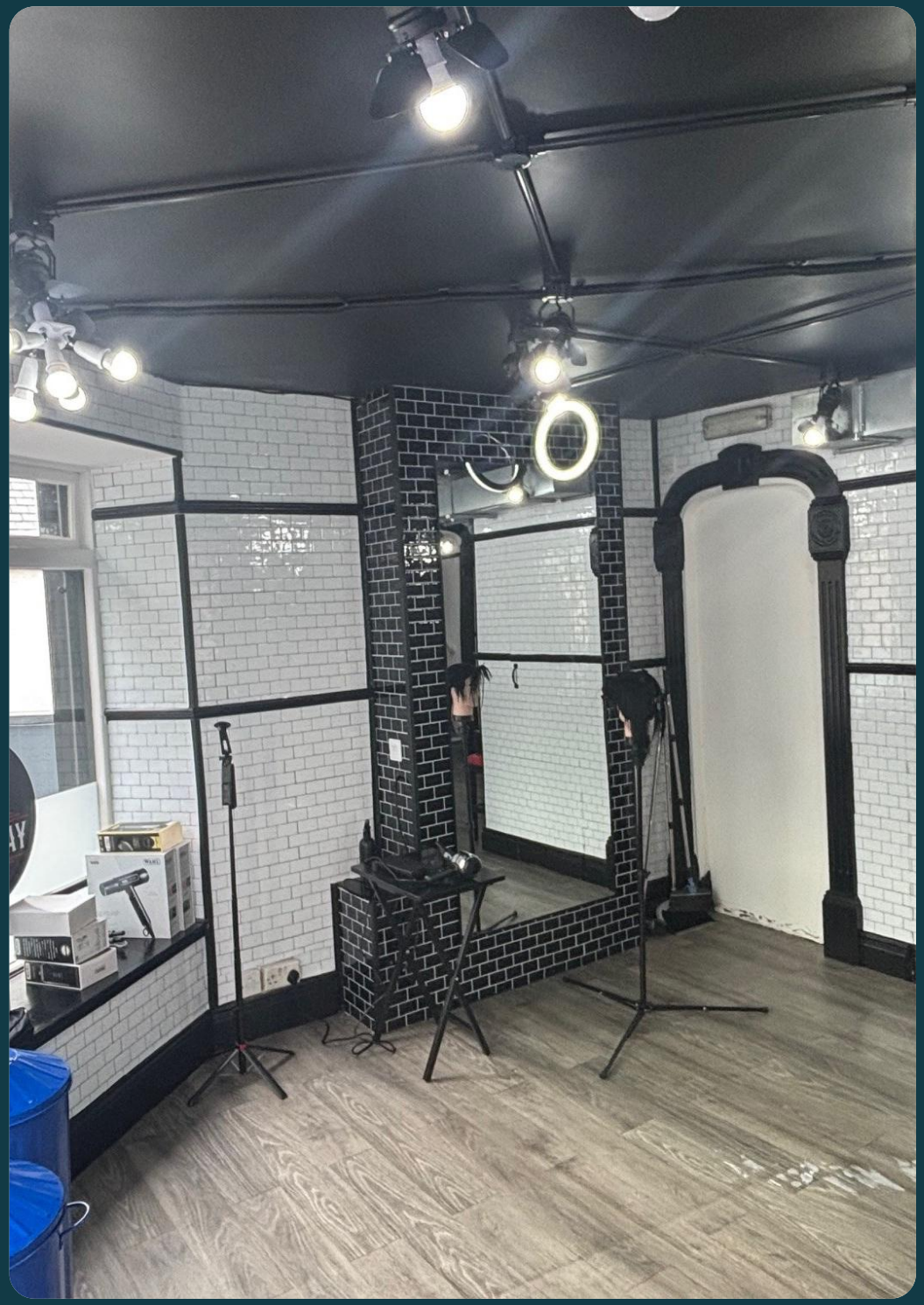
The premises comprise approximately 1,400 square feet of commercial space over three floors. The ground floor is open plan and used as a sports bar, measuring 650 sq ft and offers good window frontage. The first floor measures 546 sq ft and is used as a Barbers with a waiting area and cutting area with five cutting stations. The third floor which measures 204 sq ft has ladies and gents toilets.

On the floors above there is a three bedroom flat spread out over three floors. Access is via Tower Hill steps.

The flat comprises an open plan lounge / diner with windows to both the front and back. Stairs to the first floor lead to a fully fitted kitchen comprising a 1 1/2 bowl single drainer sink unit, an electric oven and hob with extractor hood over and space for a washer / dryer.

From the landing there is access to a bathroom which comprises a three piece suite of corner bath with shower over, wash hand basin and wc, plus bedroom one. There are two further bedrooms in the attic .

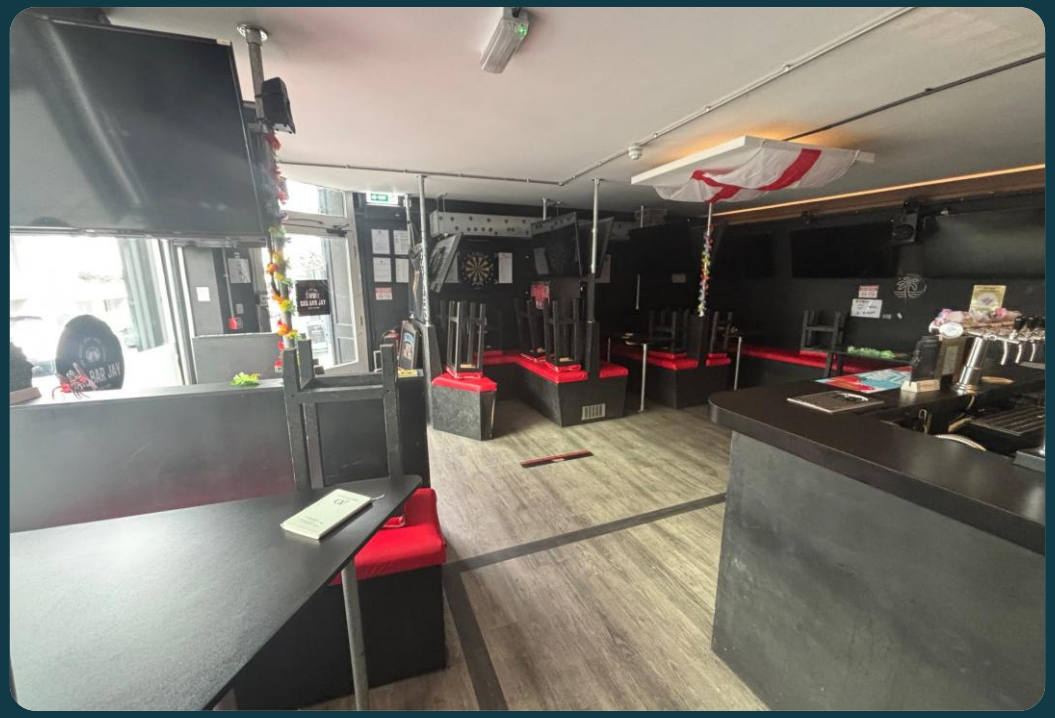
At the rear of the first floor in the Barbers there is a staircase to a store room and outside door with access to Tower Hill steps. The area could be developed into an independent flat subject to planning consent.

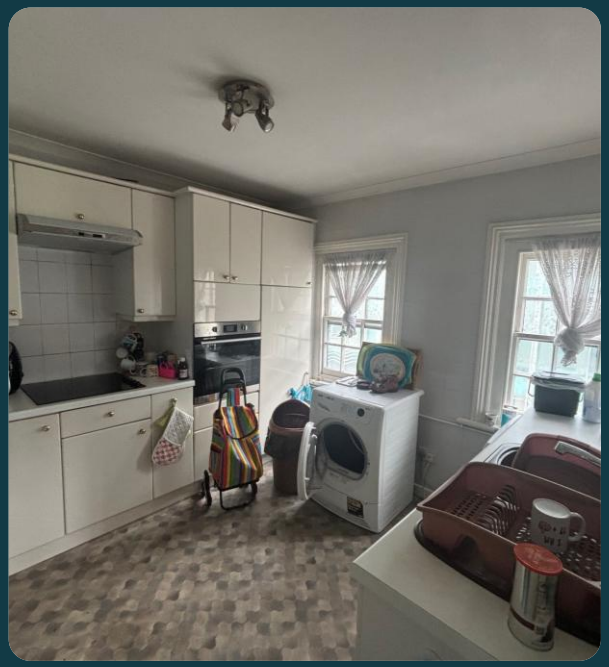


HAIRCUT · FACIAL · BEARD · TRIM
BARBER JAY
ESTABLISHED 2016

WELCOME
SHOTS £4.50
COCKTAILS FROM £7.00
HAPPY HOUR MON TO THURS 5PM - 7PM
MYSTERY SHOTS £4.50 EACH
ZERO ALCOHOL
GUINNESS £4
CORONA £4
THATCHERS £4
PINK GIN £4
PIMMS JUG £15
GLASS £6
AEROL SPRITZ £7
Welcome to our WiFi
ALL VODKA CANS £5
NO SMOKING NO VAPING
BAR BAR JAY
LIVE SPORT • BEER • WINE • SPIRITS
ESTABLISHED 2020

BAR BAR JAY





K&D

Location

Paint Nail Bar
Town Terminus
THAI TOO
Mill St
The Bordage
Rosemary Ln
Financial Investigation Unit
Cornet St
Coupee Ln
The Albany
S Esplanade
Skipton International Limited
Burnt Ln
Barber Jay & Bar Bar Jay
Cliff St
SHORT CUT BARBER
Chu's Thai Spice
Thai
Back St
Confucius
Tower Hill
Lower Hauteville
The Strand
Coco
Agilisys Guernsey
Mocca Coffee House
Pedvin St
Hauteville
New Street Management Limited
Les Echelons

18 Le Bordage, St Peter Port

ASSET MANAGEMENT

The Bar and Barbers are let on a 6 year lease with a break at year 3. The income is £37,202.52 per annum subject to yearly GRPI rent increases.

The residential flat has been let for many years to the same tenant; they are on a six year lease and currently pay £21,465 per annum. Rent increases are GRPI yearly.

The total rent is £58,667.52 per annum.

There is the potential to develop the rear area of the property into a residential unit subject to planning consent.

LEGAL & PROFESSIONAL FEES

Each party to bear their own costs in the transaction.

VAT

There is no VAT payable in Guernsey.

PROPOSAL

The freehold of the property is available with a quoting price in excess of £650,000 which is a 9.03% gross yield.

Contact & Viewing

Further information and viewing the property is strictly by appointment. Viewings are possible out of hours by prior arrangement. Please contact Rock Commercial, the landlord's agent:

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ROCK

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