

ROCK

COMMERCIAL
PROPERTY AGENTS

CONTACT PETER VAN DE VELDE
1 HARBOUR VIEW THE ALBANY
ST PETER PORT GY1 1AQ
T 01481 728559 M 07781 127210
E PETER@ROCKCOMMERCIAL.CO.UK



FOR SALE

15 NEW STREET

ST PETER PORT, GUERNSEY, GY1 2PQ

FOR SALE - OFFICES AND APARTMENTS

OFFICES APPROX. 4,620 SQ FT - SPLIT OVER THREE FLOORS

TWO ONE BED APARTMENTS (COULD BE CONVERTED TO TWO SUBJECT TO PLANNING)

CONVENIENT ST PETER PORT LOCATION

£1,350,000.00 SUBJECT TO CONTRACT

AVAILABLE IMMEDIATELY

These details are for guidance only. Although every care is taken in the preparation of these particulars, measurements are approximate and Rock Commercial, its agent(s), the vendor(s) or the lessor(s) are not responsible for any errors, omissions or mis-statements contained within them. They do not form part of an offer or contract and no person in the employment of Rock Commercial has the authority to make any representation or warranty in relation to this property. Prospective purchase or tenants should verify all information for themselves by inspection or making their own investigations before making any agreement to purchase or lease.

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LOCATION

15 New Street is located in a convenient position in St Peter Port within close proximity to the Royal Courts and all of the shopping amenities of Town.

ACCOMMODATION

The offices are set over three floors with staircase to all floors.

| | |
|----------------|---|
| Ground Floor - | 1,443 sq ft with vault storage, kitchenette and toilets |
| First Floor - | 1,594 sq ft with kitchenette and toilets. |
| Second floor | 1,583 sq ft with toilets and shower room. |

Additional storage of approximately 130 sq ft located on the third floor.

There are currently two, one bedroom apartments on the third floor, both capable of conversion to two bedroom apartments (subject to planning) - sketch plans available by request.

MEASUREMENTS

Total office accommodation (NET) 4,620 sq ft.

TENURE - The property is available on a freehold basis with vacant possession.

PRICE & TERMS - £1,350,000 subject to contract

AVAILABILITY - The premises is available immediately.

LEGALS - All terms are subject to contract. Each party will be responsible for their own legal costs in connection with this transaction.

FURTHER INFORMATION AND VIEWING

Strictly by appointment . Please contact Rock Commercial as the Landlord's Agent:

Mr Peter Van de Velde (director) Telephone: 01481 728559

Mobile: 07781 127210

Email: Peter@Rockcommercial.co.uk

Opening hours 8.30am until 5.00pm.

Viewings out of hours by prior arrangement

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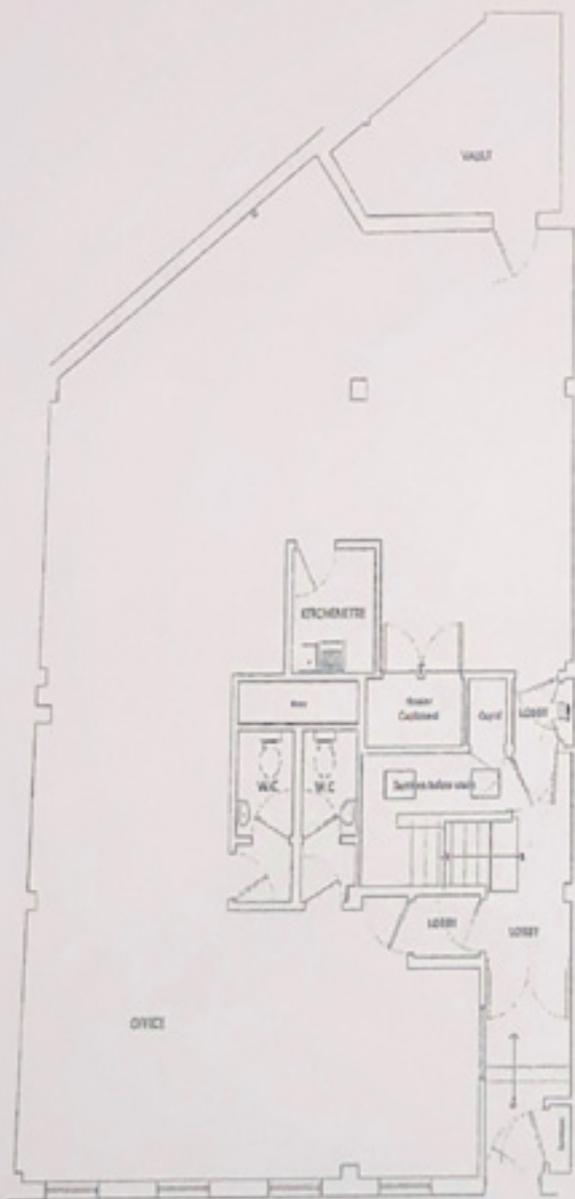


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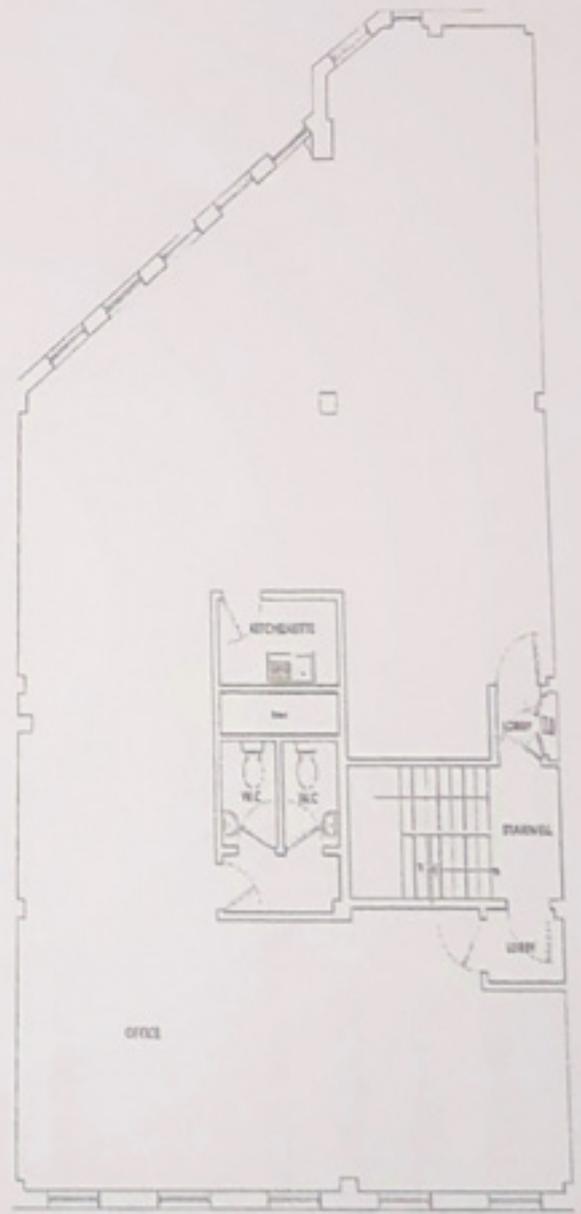
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GROUND FLOOR PLAN



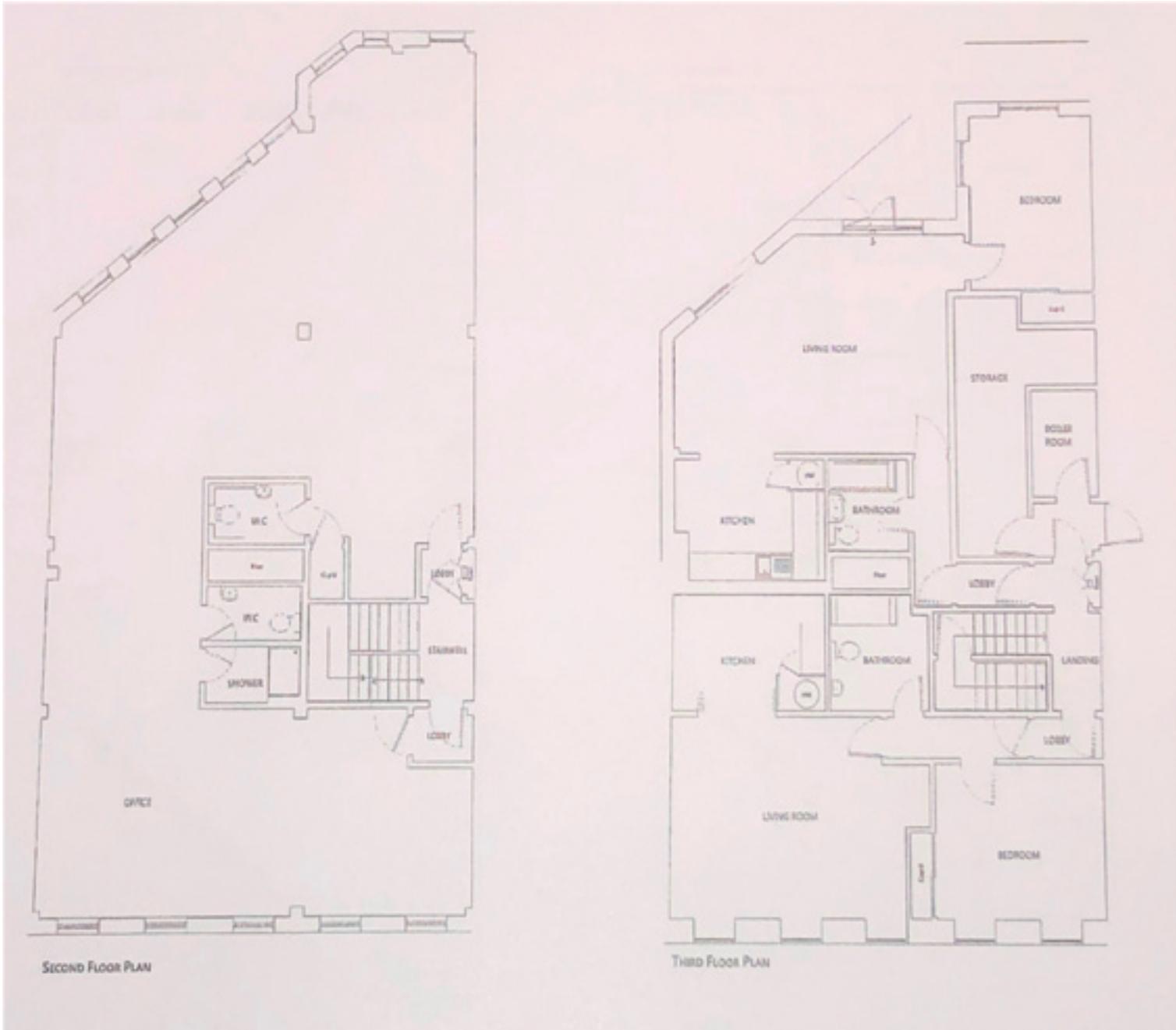
FIRST FLOOR PLAN

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