

ROCK

COMMERCIAL
PROPERTY AGENTS

CONTACT PETER VAN DE VELDE
1 HARBOUR VIEW THE ALBANY
ST PETER PORT GY11AQ
T 01481 728559 M 07781 127210
E PETER@ROCKCOMMERCIAL.CO.UK



18, THE BORDAGE FOR SALE £550,000

APPROXIMATELY 1,400 SQ FT OFFICE SPACE

THREE BEDROOM FLAT

AVAILABLE IMMEDIATELY

EST. YIELD £37,500 PER ANNUM

DEVELOPMENT POTENTIAL WITH RELEVANT PERMISSIONS

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.

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LOCATION

These premises are located along Les Bordages 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 office space spread over three floors. The ground floor is open plan, measuring 650 sq ft and offers good window frontage. The second floor measures 546 sq ft and has an office and separate meeting / board room. The third floor which measures 204 sq ft has a fully fitted kitchen and wc.

On the two floors above is a three bedroom flat spread out over three floors. Access is via Tower Hill steps. The ground floor comprises an open plan lounge / diner with windows to both the front and back. Stairs to the second 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. There is also a bathroom which comprises a three piece suite of corner bath with shower over, wash hand basin and wc. There is access to a bedroom which measures 3.5m x 4.7m. There are two further bedrooms in the attic both of which contain a storage heater.

DEVELOPMENT

The premises plus the retail unit on the ground floor are currently used as office space but subject to the relevant consents being obtained it would be possible to develop this building into three further flats (2 x 1 bedroom and 1 x 2 bedroom). Plans are available in our office.

PURCHASE PRICE

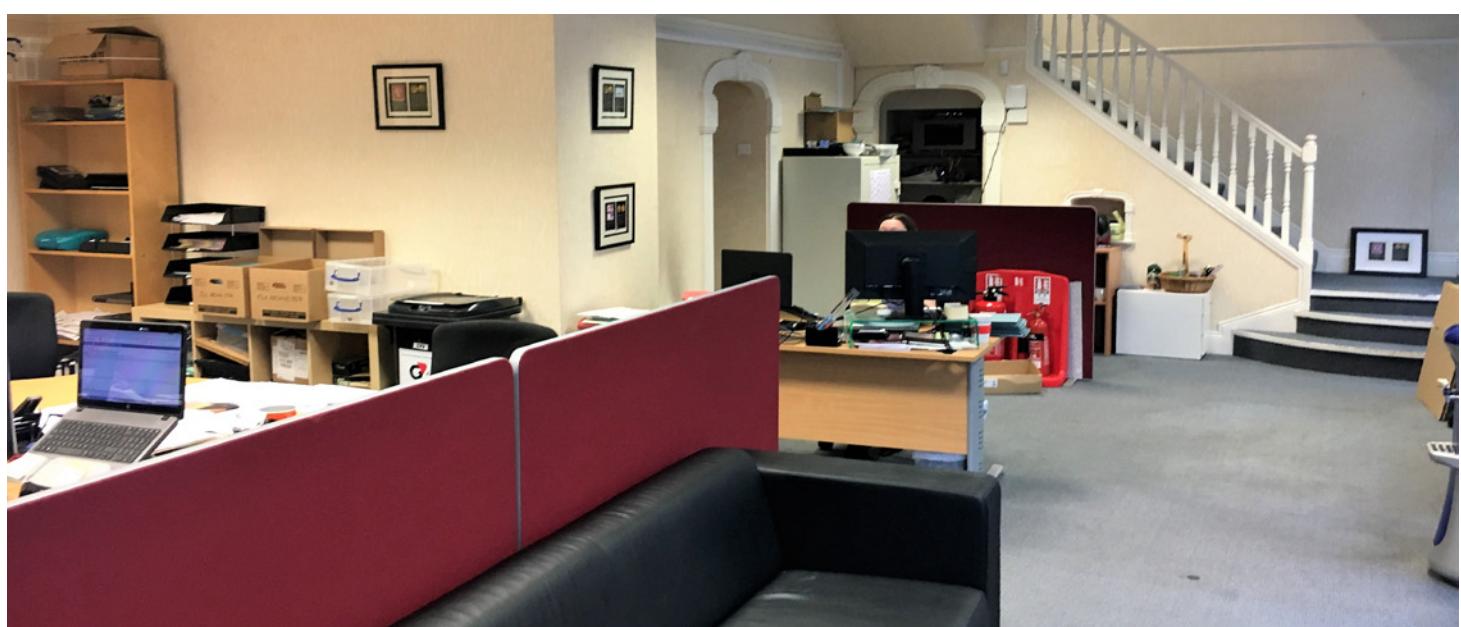
The property is available to purchase at £550,000

AVAILABILITY

The premises are available immediately.

LEGAL COSTS

Each party to be responsible for their own legal costs.

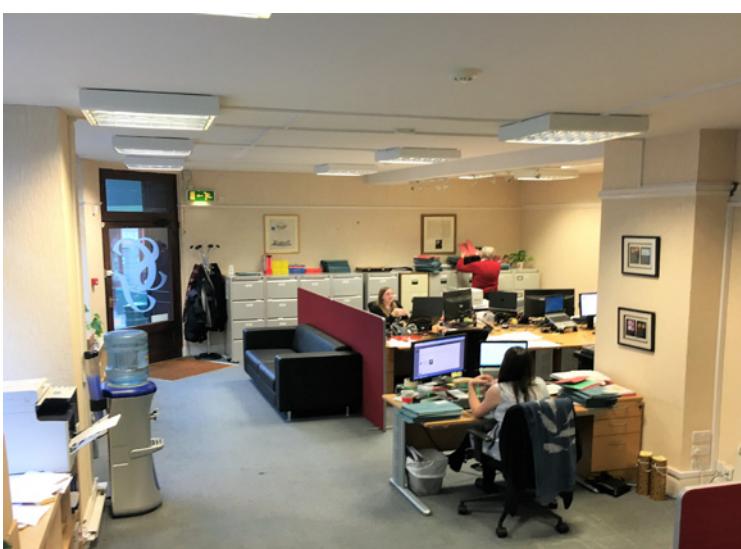


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