

Atlantic House

La Rue du Camp du Douit, St Saviour



STATUS
For Sale

PRICE
£575,000

AREA
1,195 sq ft

PROPERTY FEATURES

- Modern open plan office space
- Ample parking
- Air conditioned, LED Lighting, Fibre broadband connection
- Outside working area
- Situated in quiet country lane
- Potential for change of use subject to planning

01481 728559
HELLO@ROCKCOMMERCIAL.CO.UK

ROCK COMMERCIAL
PROPERTY AGENTS

LOCATION

The property is situated on a quiet road inland from Perelle Bay on the west coast in the parish of St Saviour. Whilst not a traditional office location, it benefits from a tranquil rural setting. It is easily accessible by car either from La Grande Rue or Route de la Perelle and both the 60 and 61 bus routes run close by. There is a Morrison's convenience store and petrol filling station a short walk away as is The Driftwood Inn with bar and restaurant.

DESCRIPTION

The property is a block built detached single storey building with attic storage under a pitched roof. It was fully refurbished in 2014 to provide modern open plan offices with a meeting room, WC facilities and fitted kitchen. It has carpet tiled flooring, ceiling mounted LED light panels, perimeter trunking and wall mounted Daikin air-conditioning units providing both heating and cooling. There is an outside working area under a pergola on a wooden deck which is fully enclosed and provides a useful amenity.

ACCOMMODATION

The property provides approximately 1,195 sq ft (111.02 sq m) on the ground floor.

PARKING

The property benefits from a large gravel area to the front of the premises with plenty of parking. An additional grassed area could also be converted to parking if required.

USE

The property is currently used as an office, however, it is designated Sui Generis. Other uses would be considered including light industrial and residential.

OPPORTUNITY

- This would suit an owner occupier seeking their own self-contained premises.
- Potential subject to planning and the necessary consents to change the use to a residential dwelling.

TENURE

Freehold.

PRICE

The property can be acquired for £575,000.

LEGAL COSTS

Each party to bear their own legal costs and any other costs associated with letting this property.

CONTACT AND VIEWING

Further information and viewing the offices are strictly by appointment.

Please contact Rock Commercial as the landlord's agent:

Peter Van de Velde (Director)

Tel: 01481 728 559

Mob: 07781 127210

email: peter@rockcommercial.co.uk

Or

Alex Titheridge

Tel: 01481 728 559

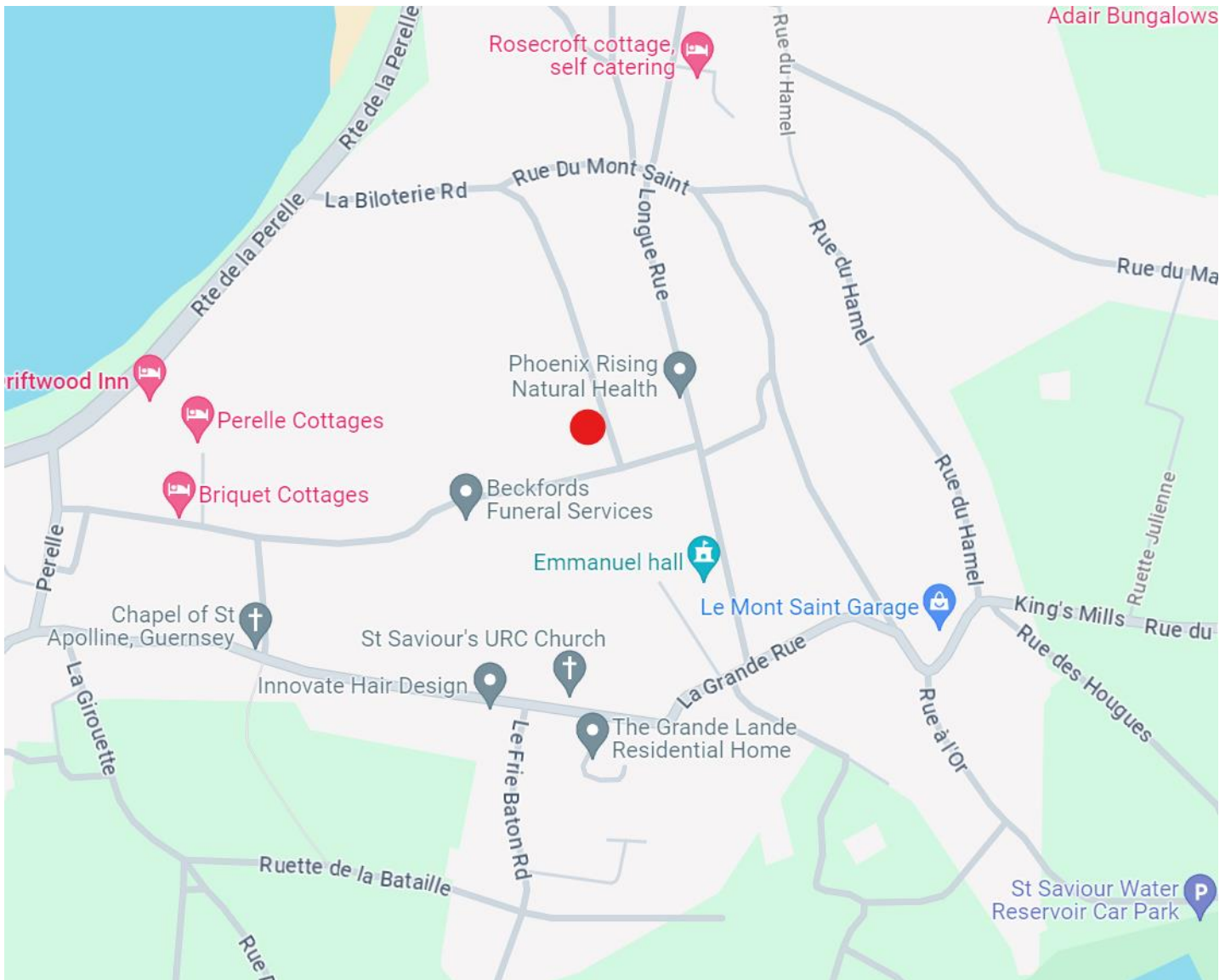
Mob: 07839 189 680

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Viewings are possible out of hours by prior arrangement.

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