

8,10,12 & 42, Commercial Arcade, St Peter Port, Guernsey



STATUS
FOR SALE

PRICE
£900,000

AREA
4,848 SQFT

PROPERTY FEATURES

- Heart of St Peter Port town centre
- Prominent corner position within Commercial Arcade
- Vacant Possession (currently a Pop Up shop in the GF)
- Planning for change of use to residential on the upper floors
- Triple fronted retail unit

01481 728559
HELLO@ROCKCOMMERCIAL.CO.UK

ROCK COMMERCIAL
PROPERTY AGENTS

LOCATION

The property is located in arguably the most prominent position within Commercial Arcade. The Arcade itself is located immediately off the High Street and joins up with Market Square via a pedestrianised walkway. There are a number of high profile occupiers within the immediate vicinity including Marks & Spencer and Creasey's Department Store, as well as numerous cafes and restaurants.

DESCRIPTION

8,10, 12 & 42 Commercial Arcade is a mixed-use five storey building. It has a retail unit on the ground floor, basement storage and 3 upper floors previously used as storage and offices. The upper floors are currently vacant and in need of refurbishment or conversion. The ground floor retail area has a triple fronted window display which is highly unusual and affords excellent prominence. It is currently partitioned into two units but has a consent to create an open plan area. Planning permission has also been granted to convert the upper floors into four residential apartments with separate access. There is a pending application to convert the 3rd floor into an additional apartment.

ACCOMMODATION

Floor	Sq Ft	Sq M
Basement	1,657	154
Ground	1,200	104
Offices	1,991	185
Total	4,848	450.39

PRICE

The freehold of the property is available at a quoting price of £900,000.

PARKING

This office has no demised parking but there are numerous short and long term public

parking options available nearby.

OPPORTUNITY

- Potential to convert the upper parts to residential and secure an additional planning consent for a 5th apartment on the 3rd floor.
- Let the vacant retail unit which is currently let to a pop up shop on a short term basis to create an investment.
- Owner occupier acquisition.

TENURE

Freehold.

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

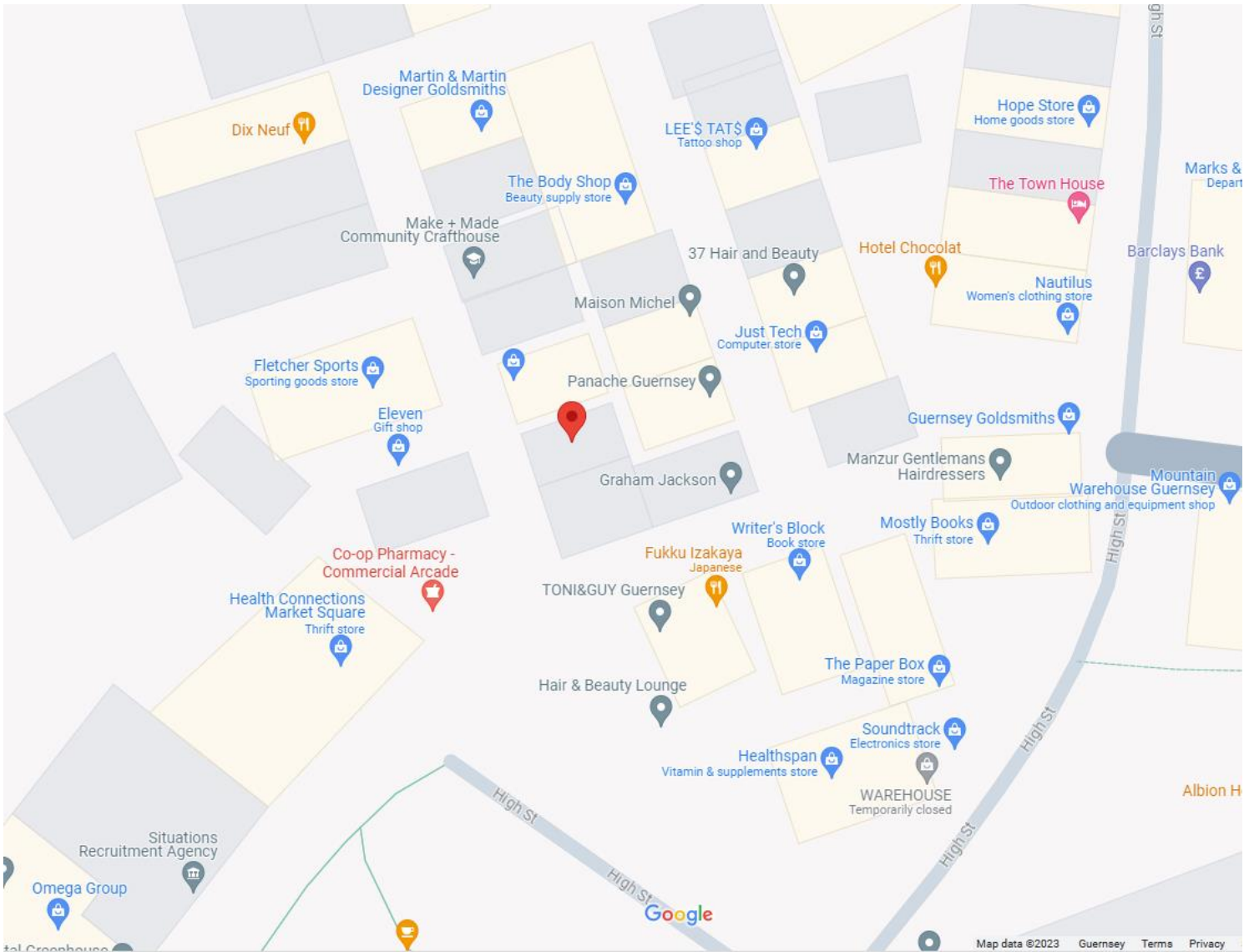
Tel: 01481 728 559

Mob: 07839 189 680

Email: alex@rockcommercial.co.uk

Viewings are possible out of hours by prior arrangement.

MAP



COMMERCIAL PROPERTY EXPERTS

1 HARBOUR VIEW, THE ALBANY, SOUTH ESPLANADE,
ST PETER PORT, GUERNSEY. GY1 1AQ

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01481 728559
PETER@ROCKCOMMERCIAL.CO.UK