

# 1 St James Street

St Peter Port, Guernsey



STATUS  
**To Let**

PRICE  
**£55,000**

AREA  
**2,070 SQFT**

## PROPERTY FEATURES

- Part D Multi Occupancy Accommodation
- Suitable for 5 rooms minimum
- Very convenient location
- Flexible layout to create further rooms
- Recently refurbished

**01481 728559**  
HELLO@ROCKCOMMERCIAL.CO.UK

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## LOCATION

The property is situated opposite Elizabeth College in St James Street adjacent to Grant Thornton Accountants and the law courts. It is a short walk into the centre of St Peter Port. Parking is available nearby at the Odeon Car Park and there is street parking in the immediate area.

## DESCRIPTION

The property is laid out over four floors plus a basement. In total there are five rooms with flexibility to create more accommodation

### Ground floor

Entrance and staircase to all floors. Door to open plan room 433 sq ft including a separate room at the rear. Door to two toilets and kitchen plus door to the rear garden. Stairs down to the Basement 470 sq ft, ideal for dry storage. Stairs to the first floor and half landing with storage room 82 sq ft

### First Floor

Front room 310 sq ft  
Rear communal lounge 185 sq ft  
Door to fully fitted kitchen comprising wall and base unit, sink unit, oven, hob, washing machine, dishwasher and fridge. Door to the rear garden.

Stairs to the Second Floor

### Second Floor

Rooms to the front and rear  
Front 203 sq ft  
Rear 188 sq ft

Stairs to Third Floor

### Third Floor

Front room 127 sq ft  
Pitched roof with dormer window  
Rear room 133 sq ft  
Dormer window to the rear

## TENTURE

The premises are available to rent by way of a new lease direct with the landlord.

## RENT

The rent for the premises is £55,000 per annum.

## Legal & Professional Fees

Each party to bear their own costs.

## HOW TO ARRANGE A VIEWING

For further information please contact Rock Commercial on:

### Peter Van de Velde

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Mobile: 07781 127210

Email: [peter@rockcommercial.co.uk](mailto:peter@rockcommercial.co.uk)

Or

### Alex Titheridge

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Mobile: 07839 189680

Email: [alex@rockcommercial.co.uk](mailto:alex@rockcommercial.co.uk)

Viewings are possible out of hours by prior arrangement.

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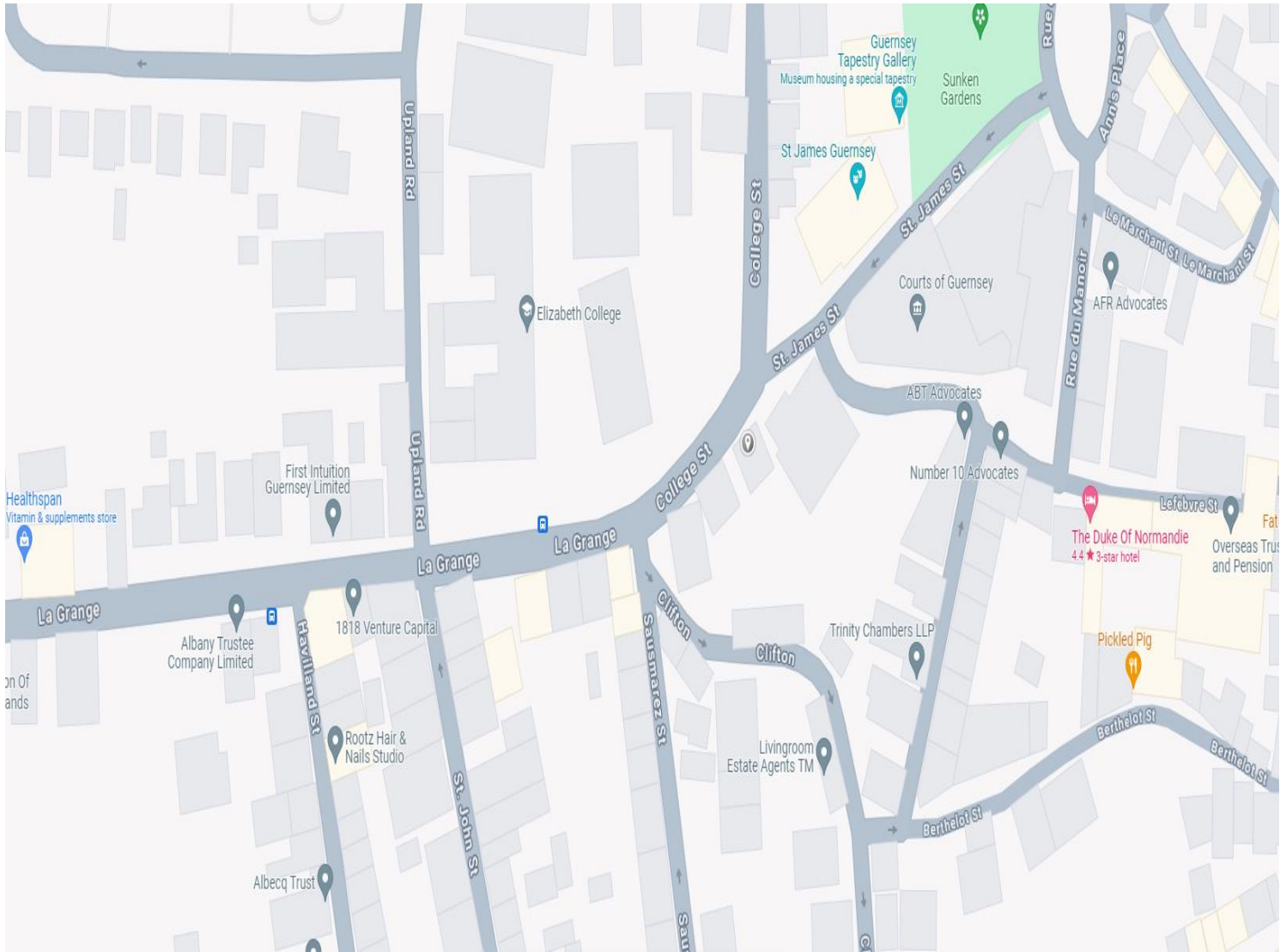
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# MAP



## COMMERCIAL PROPERTY EXPERTS

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

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