

15 New Street, St Peter Port, Guernsey GY1 2PQ



STATUS
FOR SALE

PRICE
£1,000,000

AREA
4,620 SQFT

PROPERTY FEATURES

- Central St Peter Port location
- Vacant Possession
- Potential for change of use to residential
- Four storey building
- Two local market flats on the 3rd floor

01481 728559
HELLO@ROCKCOMMERCIAL.CO.UK

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LOCATION

The property is located in the heart of St Peter Port in the traditional legal quarter. The Old Government House Hotel, Duke of Normandie Hotel, The Royal Court and the Sunken Garden are all a short walk from the front door. The property is immediately close to the junction of Berthelot Street and North Clifton and all the amenities of the town centre are also a short walk from New Street which includes occupiers such as; Ravenscroft, Trinity Chambers and Vistra.

DESCRIPTION

15 New Street is a four storey office building. It has 3 self-contained office suites on ground, 1st and 2nd floors. The top floor has 2 x local market apartments, one at the front of the building and one to the rear. The offices are well specified to include suspended ceilings with recessed lighting. The offices are flexible given they are around a central core with dedicated WC's and kitchen facilities on each floor.

ACCOMMODATION

Floor	Sq Ft	Sq M
Ground	1,443	134.06
First	1,594	148.09
Second	1,583	147.07
Third	130	12.08
Total	4,620	429.21

PRICE

The freehold of the property is available c. £1,000,000.

PARKING

This office has no demised parking but there are numerous public parking options available nearby.

OPPORTUNITY

- Potential to secure a change of use of the whole property to residential subject to planning.
- Planning permission has already been granted for the 2 x 1 bed apartments into 2 x 2 beds.
- Alternatively to let the vacant floors as offices and secure a robust income stream.
- 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.

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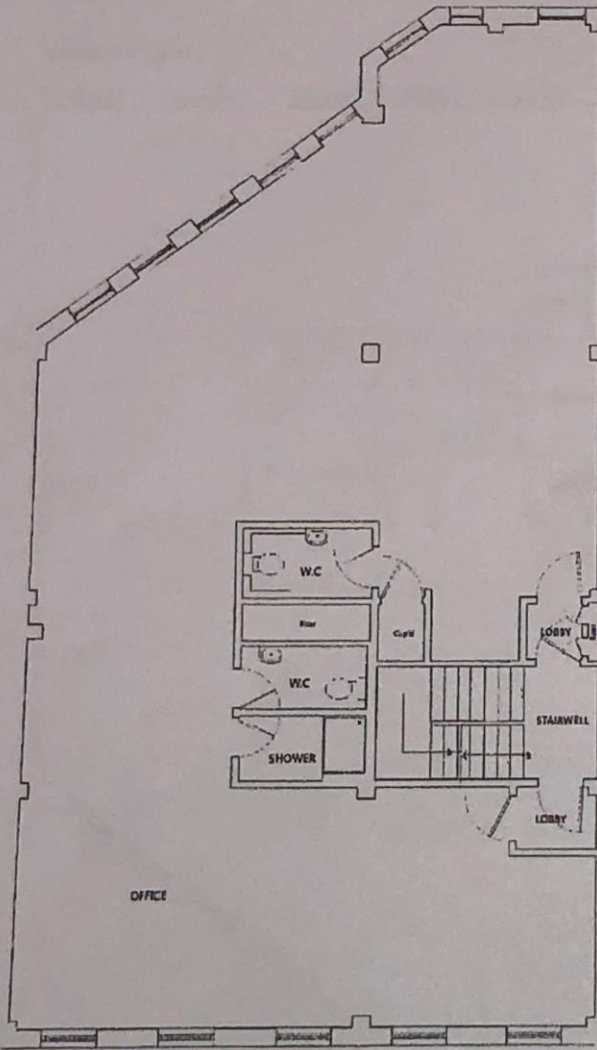
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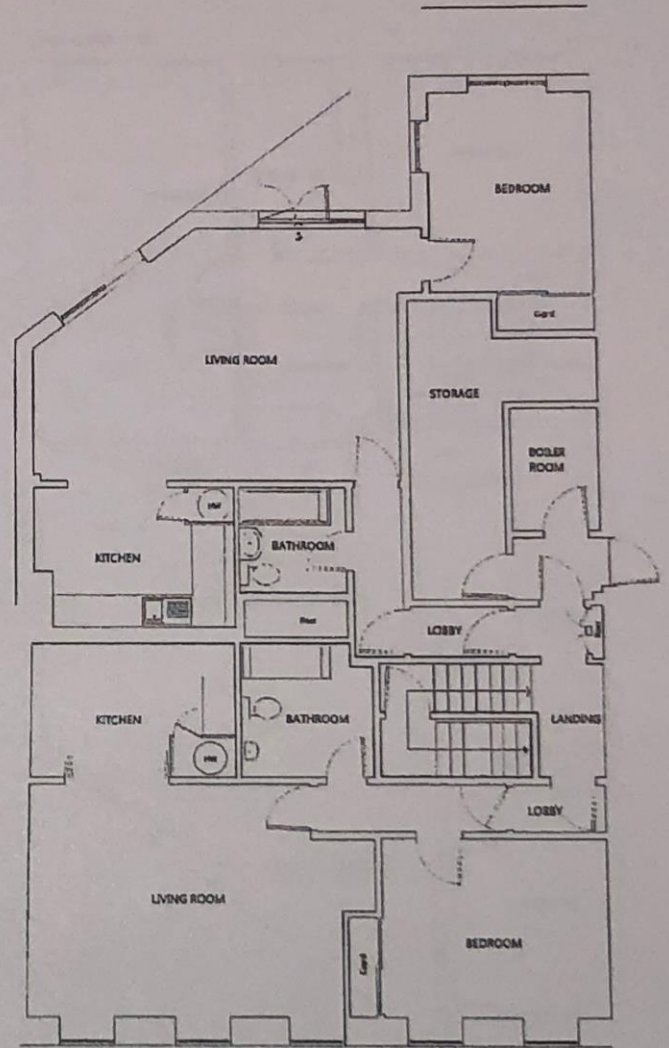
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FLOOR PLANS



SECOND FLOOR PLAN

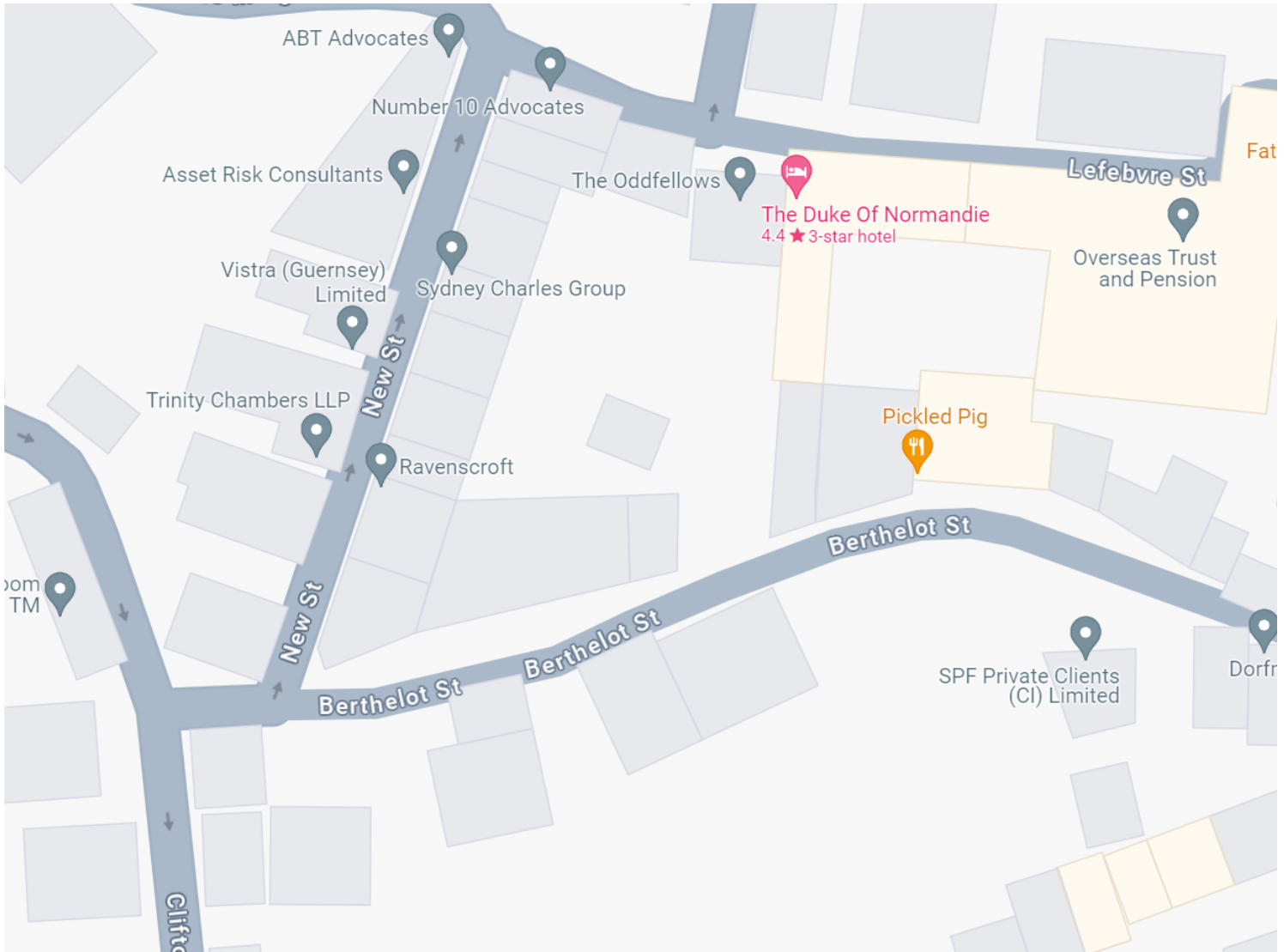


THIRD FLOOR PLAN

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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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