

32 High Street, St Peter Port, Guernsey



STATUS
FOR SALE

PRICE
£750,000

AREA
1,968 SQFT

PROPERTY FEATURES

- Prime retail core
- Western side of the High Street
- Vacant Possession
- Potential for change of use to residential on the upper floors
- Ground Floor sales area totalling 800 sq ft

01481 728559
HELLO@ROCKCOMMERCIAL.CO.UK

ROCK COMMERCIAL
PROPERTY AGENTS

LOCATION

The property is located in an excellent position on the High Street within the prime pedestrian pitch and retail core. It is surrounded by a number of high profile occupiers within the immediate vicinity. It has Jo Jo Maman Bebe immediately adjacent and is opposite Sure and Fat Face.

DESCRIPTION

32 High Street is a four storey building. It has a retail unit on the ground floor with 3 upper floors used as a stock room, storage and offices. The ground floor retail area has a double fronted window display with prominent High Street frontage and a width of 14 ft. With a depth of 59 ft this equates to an ITZA of c. 470 sq ft. A staircase within the ground floor leads to the first floor which has a kitchen, WC and an office. The 2nd and 3rd floors have additional storage with the 3rd floor build into the eaves. There is a venelle adjacent to the property providing independent access to the rear.

ACCOMMODATION

Floor	Sq Ft	Sq M
Ground	800	74.32
First	393	36.51
Second	458	42.55
Third	316	29.36
Total	1,968	182.83

PRICE

The freehold of the property is available at a quoting price of £750,000.

PARKING

This office has no demised parking but there are numerous short and long term public parking options available nearby.

OPPORTUNITY

- Potential to secure a change of use of the upper parts to residential subject to planning.
- Let the vacant retail unit 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

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Email: alex@rockcommercial.co.uk

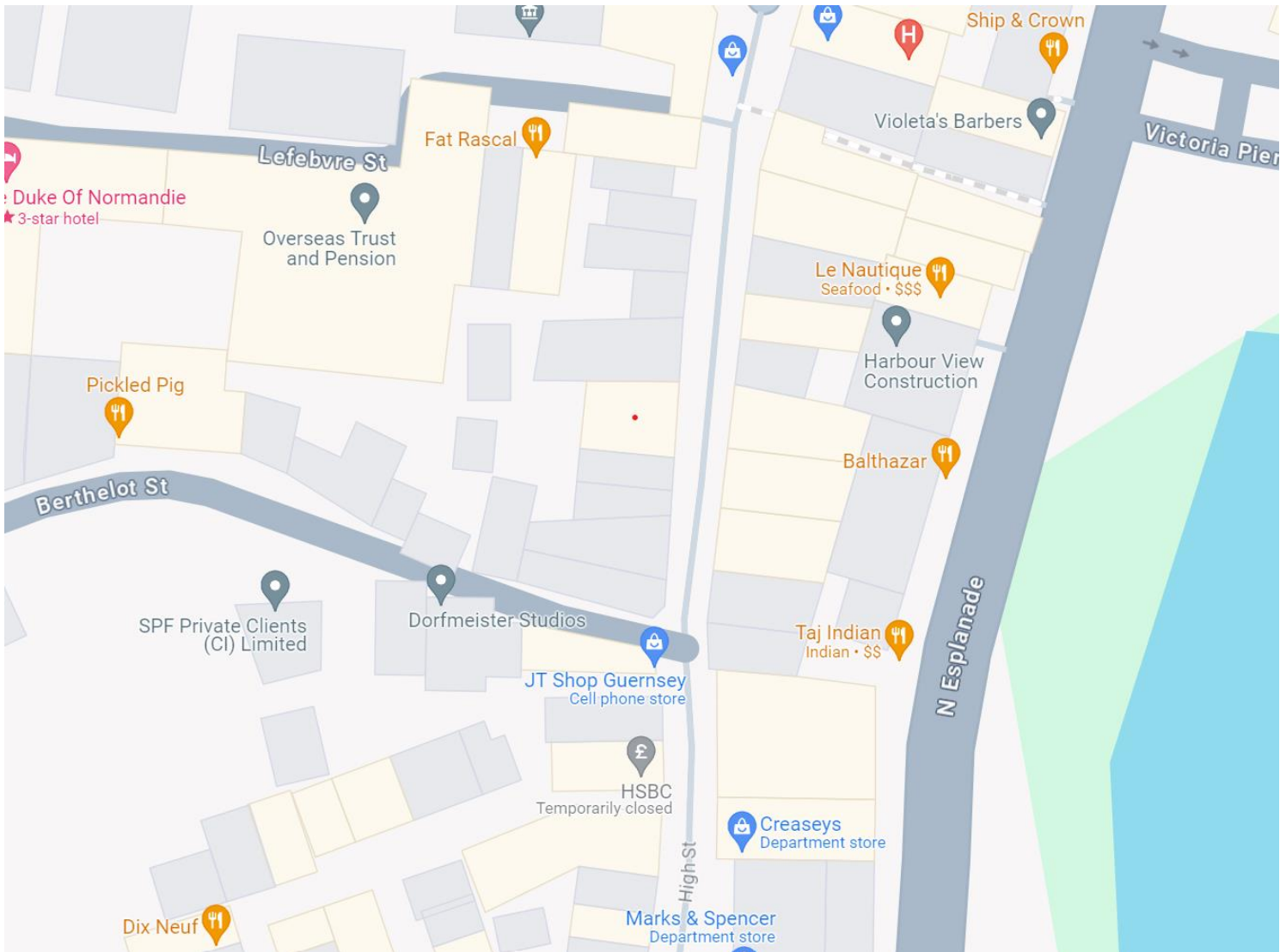
Viewings are possible out of hours by prior arrangement.



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ROCK COMMERCIAL
PROPERTY AGENTS

MAP



COMMERCIAL PROPERTY EXPERTS

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

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