

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



STATUS  
**FOR SALE**

PRICE  
**£1,000,000**

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 3<sup>rd</sup> floor into an additional apartment.

## ACCOMMODATION

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

## PRICE

The freehold of the property is available at a quoting price of £1,000,000.

## 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 5<sup>th</sup> apartment on the 3<sup>rd</sup> 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](mailto:peter@rockcommercial.co.uk)

Or

Alex Titheridge

Tel: 01481 728 559

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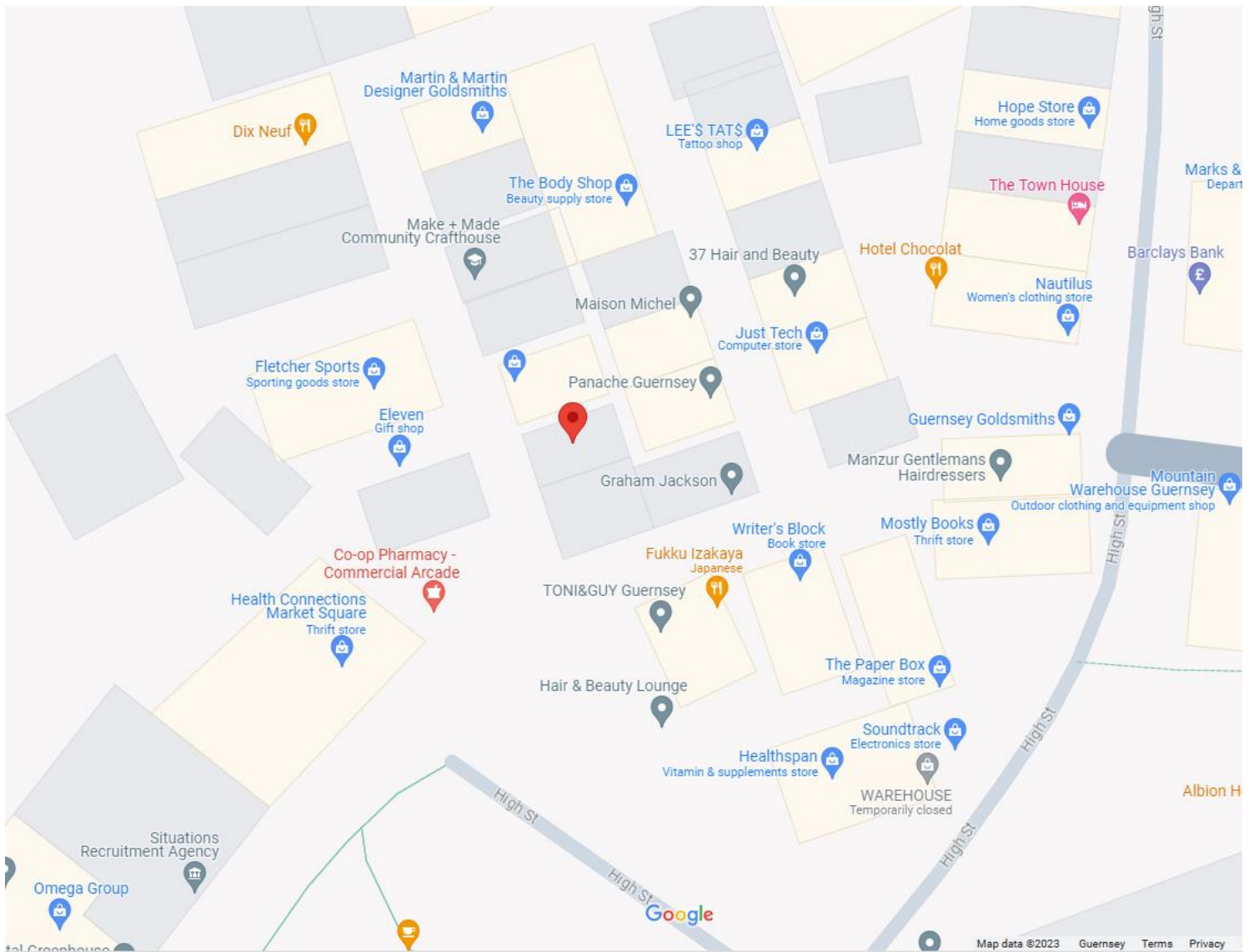
Viewings are possible out of hours by prior arrangement.

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# MAP



## COMMERCIAL PROPERTY EXPERTS

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

**TERMS:** These details are for guidance only. Although every care is taken in the preparation of these particulars, measurements are approximate and Rock Commercial, its agent(s), the vendor(s) or the lessor(s) are not responsible for any errors, omissions or misstatements contained within them. They do not form part of an offer or contract and no person in the employment of Rock Commercial has the authority to make any representation or warranty in relation to this property. Prospective purchase or tenants should verify all information for themselves by inspection or making their own investigations before making any agreement to purchase or lease.

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