

7 Commercial Arcade

St Peter Port, Guernsey



STATUS
For Sale

PRICE
**Price On
Application**

AREA
2,316 sq ft

PROPERTY FEATURES

- Mixed-Use Investment
- Retail Unit plus 2 x 1 Bedroom Flats
- Prominent location
- Freehold

01481 728559
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LOCATION

The property is prominently situated at the south entrance to Commercial Arcade adjacent to the Market steps linking to Market Square. The location benefits from good levels of footfall.

DESCRIPTION

The property comprises a retail unit on the ground floor with stairs leading to the first floor and mezzanine level above. There is a staircase down to a basement where there is a small storage cupboard and cloakroom.

The two, one-bedroom flats are accessed via a self-contained entrance to the left of the retail unit. Stairs lead up to the second and third floors where both apartments are situated. The apartments comprise an entrance hall, sitting room, kitchen, bathroom and double bedroom. Both flats have the same layout and are spacious with south facing views. They require cosmetic modernisation which once complete will offer excellent in town living accommodation.

Retail	1,149 sq ft
2 nd Floor Flat	595 sq ft
3 rd Floor Flat	572 sq ft
Total	2,316 sq ft

TENURE

The freehold is offered with the price on application.

The retail unit and one of the flats are currently let but vacant possession can be provided. Further details on tenancies are available on request.

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

Or

Alex Titheridge

Telephone: 01481 728559

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Viewings are possible out of hours by prior arrangement.

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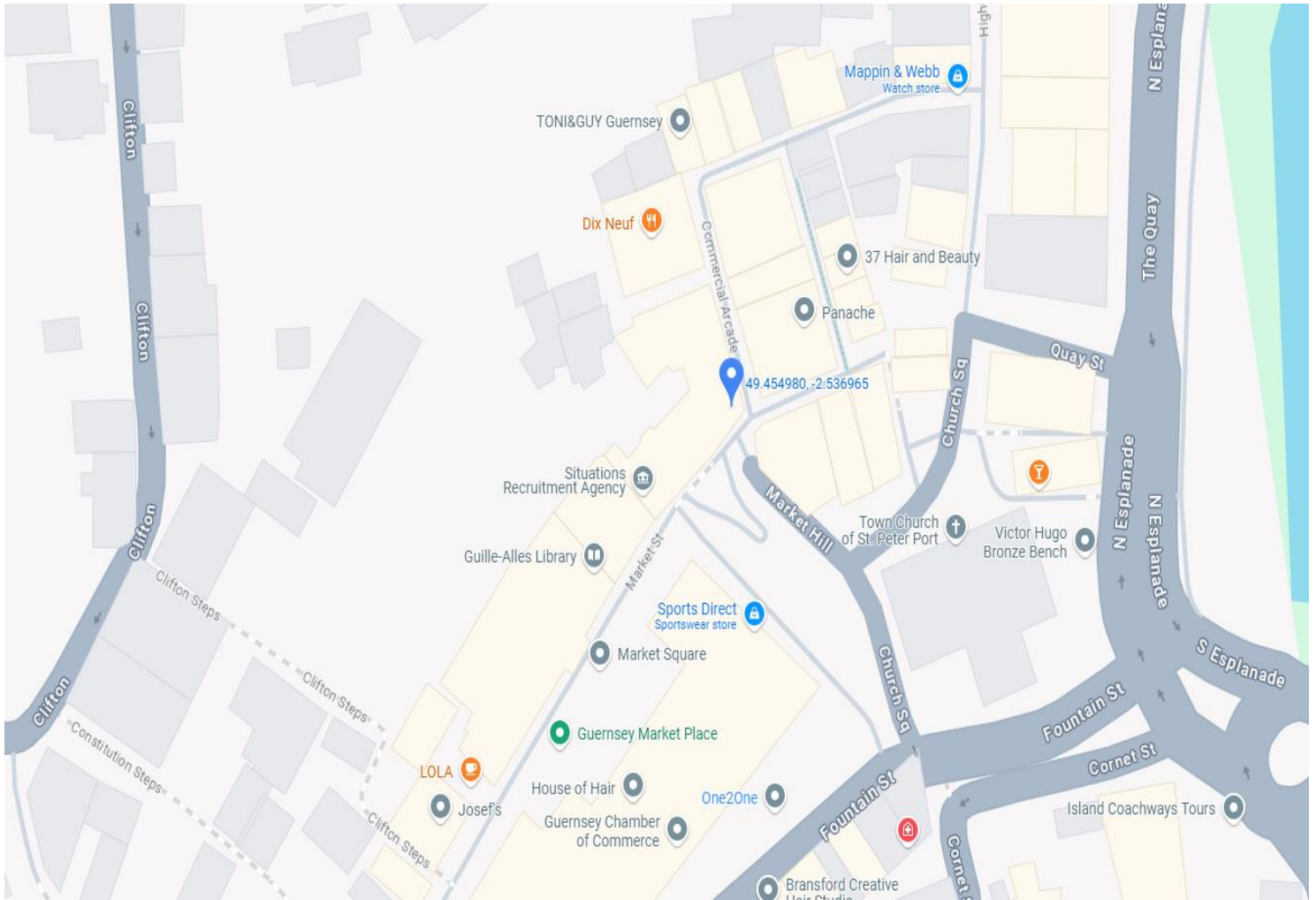
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MAP



COMMERCIAL PROPERTY EXPERTS

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

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