

For Sale

45 High Street

St Peter Port, Guernsey

ROCK



Prime location in the central retail hub of St Peter Port

🏠 £695,000

📏 2,154 sqft

Property Features

- Prominent location
- Retail over 2 floors
- Ancillary office
- Office/storage on upper 2 floors
- Harbour and Island Views



A rare opportunity to purchase a freehold shop in the center of St Peter Port

Freehold Sale

LOCATION

The property is prominently situated next to Boots in the prime location at the top of the High Street.

DESCRIPTION

The property has five floors,

Lower ground floor which can be used for retailing with a side door providing access to the street

Ground floor which is the prime retail floor, there is a large shop window with a central entrance, at the rear there are stairs leading to the

upper floors.

First floor used as an ancillary office with kitchen and toilet facilities.

Second floor which can be used as offices or storage, there are Harbour and island views from the rear office.

Third floor which is primarily used for storage.

TENANCY

The property is currently occupied by Airtel, their tenancy will terminate on 31st July

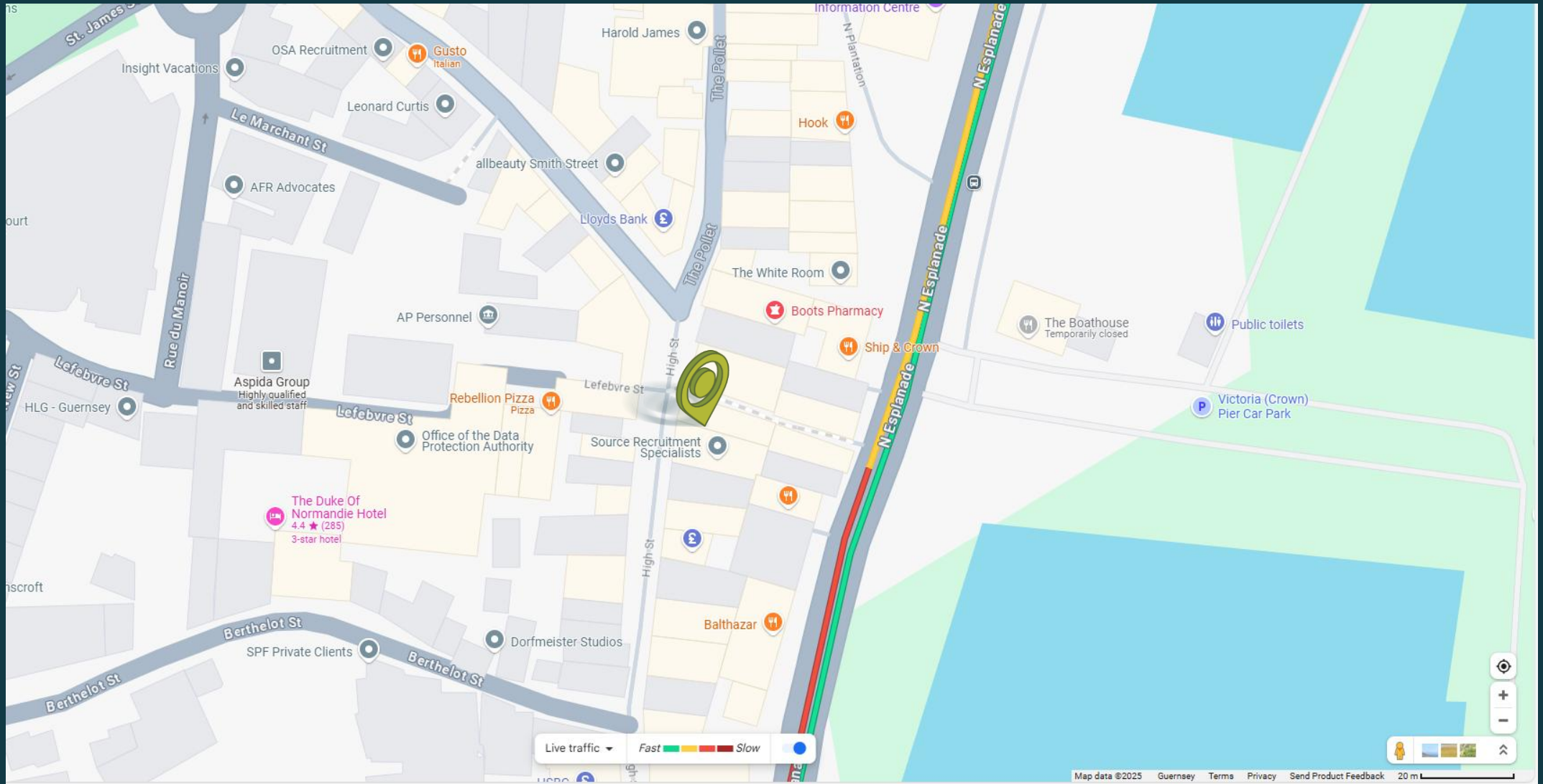
TENURE

The property is held freehold.



Location

No 45 High Street, St Peter Port



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ASSET MANAGEMENT

The property will be vacant from 31st July 2025, this is an opportunity to re-let the property, it is estimated that the current market would support a rental income of £60,000 or the purchaser could occupy the property themselves.

LEGAL & PROFESSIONAL FEES

Each party to bear their own costs, whether a transaction arises.

VAT

There is no VAT payable in Guernsey.

PROPOSAL

The freehold is available for £695,000

Contact & Viewing

Further information and viewing the property is strictly by appointment. Viewings are possible out of hours by prior arrangement. Please contact Rock Commercial, the landlord's agent:



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