For Sale

AJ Troalic Site

Braye Du Valle,
St Sampson, Guernsey

ROCK

A unique opportunity to acquire a large site in an outstanding location

Offers in excess of
£1,750,000

4.31 acres



Property Features

- A rare opportunity to acquire a 4.31 acre mixed-use development site
- Prominent site with good road frontage
- Freehold
- Potential to explore different disposal options including individual parts of the site or acquiring the operational business
- Suitable for a wide range of alternative uses including residential

Highly prominent site with development potential

LOCATION

The site is strategically located in St Sampson and has excellent visibility from Braye du Valle. The immediate surrounding area is predominantly residential in nature, there is also agricultural land, Oatlands Village, Guernsey Clematis Nursery, Braye Road Industrial Estate, the Saltpans site and all the amenities of The Bridge area a short distance away.

It is therefore a strategically located and very accessible site which would suit a variety of different uses and businesses.

DESCRIPTION

The AJ Troalic site comprises various warehouse buildings of differing ages and condition. To the front of the site, the main building accounts for customer facing space and the commercial sales floor where garden machinery and tools are displayed for sale and to hire. There are other dedicated units on the remainder of the site used for servicing, mechanical repairs and parts storage. A large lawned area wraps around the south east boundary of the site.

There is also a three bedroom residential dwelling known as Villa Andorra which forms part of the site and can be included in the overall sale or sold off separately.

Vehicular access is immediately off La Route de Braye via four separate entrances into a forecourt area for customer parking and also the dwelling.

SERVICES

The site has electricity and water supplies, together with mains drainage.




Husqvarna
A.J.Troalic
& Sons Ltd.
Husqvarna
HONDA
ECHO


Husqvarna
A.J. Troalic
& Sons Ltd.



AJ Troalic Site, Braye Du Valle, St Sampson, Guernsey

TENANCY

The property is currently occupied by AJ Troalic & Sons Limited and can be acquired with the benefit of vacant possession with terms to be negotiated.

TENURE

Freehold.

OPPORTUNITY

The potential to acquire the site for owner occupation.

Re-development for light industrial, retail warehouse or a foodstore subject to the necessary planning consents.

Residential re-development - the Bridge area and St Sampson are key targets for high density housing. Whilst this falls just "outside of the centres" as defined in the Island Development Plan, there are a number of buildings on the site which may satisfy the criteria for conversion subject to a positive planning consent.

LEGAL & PROFESSIONAL FEES

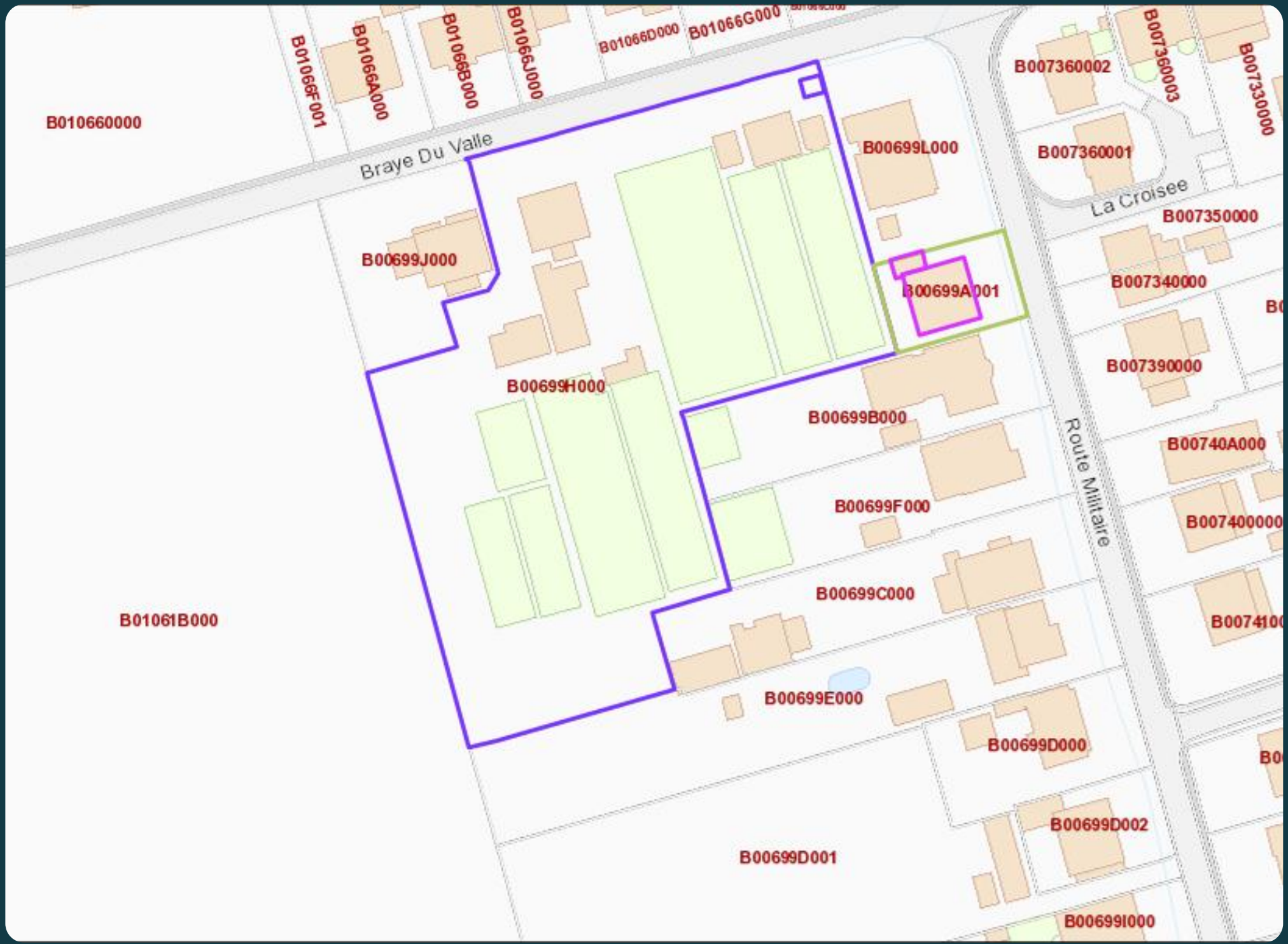
Each party to bear their own costs, whether a transaction arises.

VAT

There is no VAT payable in Guernsey.

PROPOSAL

The freehold is available at offers in excess of £1,750,000.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Location

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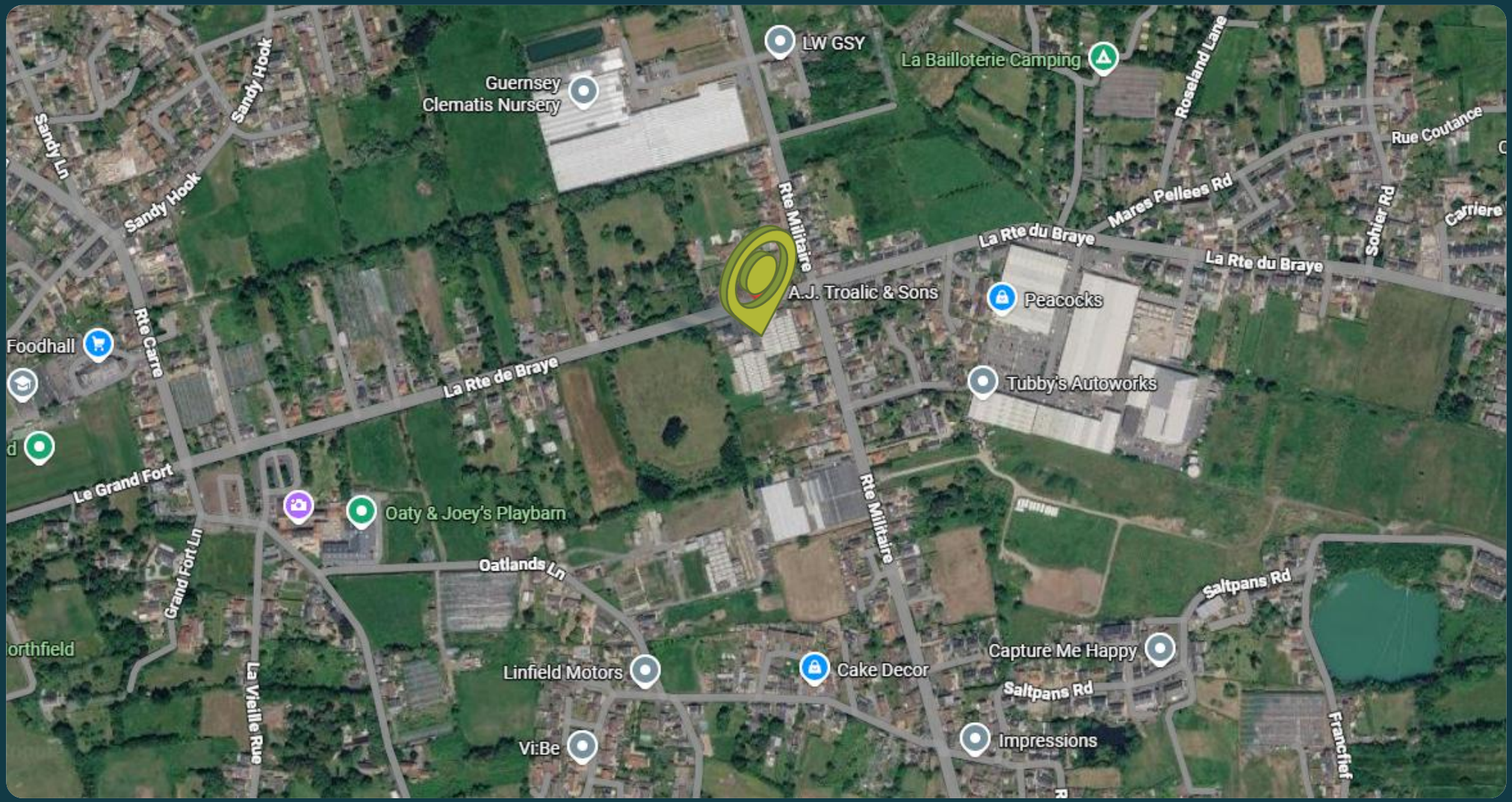

Contact & Viewing

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:



Peter Van de Velde
Managing Director

01481 728559
07781 127210
peter@rockcommercial.co.uk



Alex Titheridge MRICS
Director

01481 728559
07839 189680
alex@rockcommercial.co.uk

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ROCK

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