

FOR SALE / TO LET
ROSENEATH, THE GRANGE, ST PETER PORT, GUERNSEY





INVESTMENT SUMMARY

- Roseneath is a well located office building comprising 4,196 sq ft in Guernsey's capital, St Peter Port.
- Prominent position situated immediately off The Grange, one of the main arterial routes into St Peter Port.
- Unique campus setting with plenty of demised parking.
- A Georgian style office building available with vacant possession.
- An opportunity for a Private Family Office or residential developer to acquire an office building previously occupied by Ocorian.
- The Property benefits from 9 on site car parking spaces.
- Held Freehold.
- Suitable for residential conversion subject to the necessary planning consents.
- We are quoting £1,850,000 (One Million, Eight Hundred and Fifty Thousand Pounds) subject to contract for Roseneath in isolation, consideration would be given to selling King's House as well should prospective purchasers be interested in acquiring the whole site.



LOCATION

Guernsey forms part of the Channel Islands and is strategically positioned in the English Channel, 75 miles south of Weymouth, England and 30 miles west of France's Normandy Coast. Guernsey is part of the Bailiwick of Guernsey which incorporates the islands of Guernsey, Alderney, Sark and Herm. Guernsey is the second largest of the Channel Islands with an area of 24 square miles and an affluent population of approximately 64,000 people.

St Peter Port, located on the eastern coast, is the island's capital and commercial centre. Guernsey is regarded as one of the world's premier off-shore centres and is politically and economically robust, with a S&P Global credit rating of A+/A-1 and an estimated GDP of £3.488 billion (2023). The island is a self-governing dependent territory of the British Crown. It is not represented in the UK Parliament but has its own democratically elected parliament called the States of Deliberation. There are no political parties in Guernsey. Guernsey has a special relationship with the European Union (EU) which means it is within the Common Customs Area and the Common External Tariff (i.e. it enjoys access to EEC countries of physical exports without tariff barriers). Other EU rules do not apply.

The Island is serviced by regular sea and air links to both the United Kingdom and Continental Europe including the recent addition of a British Airways route. It also caters for a large volume of cruise ship visitors and visiting yachts.



St Peter Port



St Peter Port



St Peter Port



SITUATION

The Property is located in a prime position on the eastern side of The Grange which is one of the principal arterial routes into the town centre. It is therefore very well connected within walking distance of the Financial District, Law Courts,

the High Street and all the amenities St Peter Port has to offer. It benefits from numerous bus routes serving The Grange and is surrounded by a mixture of residential and office buildings. The Grange Lodge Hotel, The Old Government House

Hotel, The Duke Hotel, Les Rocquettes Hotel, Candie Gardens and The Odeon Car Park are all a short walk away from the site.



PROPERTY DESCRIPTION

The site is set back in a leafy campus setting immediately accessible from The Grange. It comprises two office buildings known as King's House and Roseneath totalling 8,327 sq ft within landscaped grounds including an external seating area. At present, only Roseneath is being offered for sale.

Roseneath is an attractive period building with a number of listed and original features. Formerly a merchant house it has also been occupied by Roseneath Dental Practice before its current use as an office. It is of granite stone construction with glazed elevations under a pitch tiled roof. The building comprises 4,196 sq ft over basement, ground and two upper floors.

The basement houses a number of secure vaults ideal for storage purposes. The ground and first floor are a mix of open plan and cellular offices together with a feature board room. The second floor is configured as an apartment which is integral to the office.

The Property benefits from 9 on site parking spaces which are located immediately to the front of the subject property.



TENANCY AND ACCOMMODATION

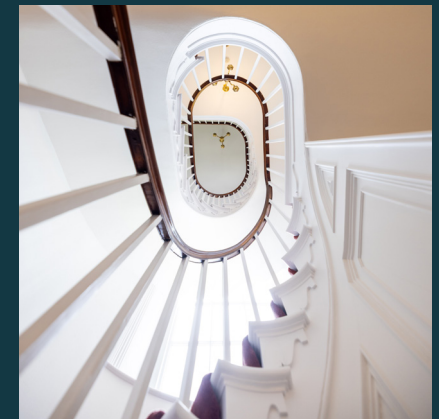
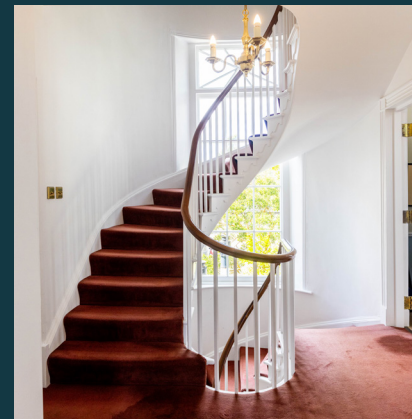
The Property is being offered with vacant possession following the recent exit of the previous occupier, Ocorian.

	Use	Sq m	Sq ft
Basement	Storage	62.90	677
Ground	Office	140.19	1,509
First	Office	106.28	1,144
Second	Residential	80.45	866
Total		389.82	4,196



THE OPPORTUNITY

- Immediate value-add opportunity with the ability to consider a range of alternative uses including residential, educational, medical and care.
- Potential for an Owner Occupier such as a Family Office or Wealth Management business to acquire the asset for their own occupation.
- Ability to consider massing options or convert the Property to a single dwelling subject to obtaining the necessary planning consents.
- An initial pre-application has been made to the planners regarding conversion to residential use and has been well received.
- Roseneath has a historic open market listing attached to the 3rd floor apartment which could be rekindled subject to appropriate consents.
- Opportunity to acquire King's House subject to separate negotiation.
- Highly affluent location with connectivity, amenities and schools.



INSPECTIONS AND FURTHER INFORMATION

TENURE

The Property is held freehold.

PROPOSAL

We are instructed to seek offers in excess of **£1,850,000 (One Million Eight Hundred and Fifty Thousand Pounds)** subject to contract.

DATAROOM

Access to the dataroom is available on request.

TAX

There is no VAT payable in Guernsey.

EPC

Energy Performance Certificates are not a legal requirement in Guernsey.



CONTACT INFORMATION

For further information or to arrange an inspection please contact the Vendor's Sole Agents:



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