

MIXED USE  
INVESTMENT

ASKING  
PRICE:  
£895,000.

EXCELLENT  
FREEHOLD  
OPPORTUNITY

# Insco House, Rohais, St. Peter Port, Guernsey, GY1 1FB.



- Freehold investment
- Extensively re-built and extended circa 2010
- Ground floor offices and 2 Local Market apartments
- 11 car parking spaces
- Fully let



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## LOCATION

The property is located on the Rohais, close to the junction with Le Foulon and can be identified by the signage displayed by the office tenant, Ross Gower Group Limited. The parking area to the rear of the premises takes access from Le Foulon.

## DESCRIPTION

The property comprises a mid-terrace, three storey, building which was extensively re-built and extended circa 2010. The ground floor comprises approximately 1,314 sq ft of office accommodation. A communal entrance hall located at the rear of the property provides access to a two bedroom apartment on the first floor and a one bedroom apartment on the second floor. To the front of the premises is a forecourt which provides parking for two cars and to the rear is a car park with spaces for 9 cars (7 of which are clear).

## EXISTING LEASE AGREEMENTS

### Ground Floor

The offices are let to Ross-Gower Group Limited for a term of 12 years from 1<sup>st</sup> May 2013. The rent passing is £44,000 per annum, including parking.

### First Floor

A 2 bedroom, Local Market, apartment which is currently let on a short term tenancy, generating £13,100 per annum.

### Second Floor

A 1 bedroom, Local Market, apartment which is currently let on a short term tenancy, generating £11,400 per annum.

## INCOME

The Property is currently generating a gross income of £68,500 per annum.

## SUMMARY

An excellent opportunity to acquire the freehold interest in Insco House. The property is situated in a prominent location and offers a mix of both Commercial and Local Market residential accommodation. The premises were subject to an extensive scheme of re-building and extending works approximately eight years ago and are very well presented both internally and externally.

## PARKING

11 car parking spaces.

## TENURE

Freehold.

## ASKING PRICE

£895,000 (Eight Hundred and Ninety Five Thousand Pounds Sterling).

## AVAILABILITY

The premises are available immediately by negotiation.

## LEGAL COSTS

Each party to bear their own legal costs and any other cost incurred in the sub-letting of this property.

## LOCATION MAP



## VIEWING

Strictly by appointment  
with the vendor's agent;

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