

# 15 New Street, St Peter Port, Guernsey, GY1 2PQ



**FREEHOLD  
FOR SALE**

**THREE FLOORS  
OF OFFICE SPACE  
AND TWO  
APARTMENTS**

**£1,350,000**

## Summary

- Freehold for sale with vacant possession
- Self-contained office building with residential element
- Potential to be occupied as a whole or on a floor by floor basis
- Excellent town centre location
- Ideally suited to an owner occupier
- Approximately 4,620 sq.ft. of office space + two apartments

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### Office Address

D2 Real Estate (Guernsey) Ltd,  
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Company number: 64825

An alliance member of  
**BNP PARIBAS  
REAL ESTATE**

Regulated by RICS

## LOCATION

Centrally located at the junction of Berthelot Street and North Clifton, 15 New Street lies close to the main retail pitch of St Peter Port as well as the legal sector and the Law Courts. Owing to this proximity to the Law Court and the amenities of the town centre, the premises are ideal for those closely affiliated with the legal industry and wishing to be near the centre of St Peter Port.

Surrounding occupiers include Ravenscroft, Vistra, Walkers, ARC, Black Horse and ABT Advocates. St James' Concert Hall and the Old Government House Hotel are also in the vicinity.

## DESCRIPTION

The property is an attractive modern office building which offers flexible accommodation which would be particularly suited to an owner occupier. The property comprises Ground, First and Second floors arranged as self-contained office suites with the top floor providing two one-bed apartments.

The offices are ready for immediate occupation and are provided with a combination of perimeter trunking and floor boxes and suspended ceilings with recessed lighting. Each floor has dedicated WC and kitchen facilities, the second floor also benefits from shower facilities.

The top floor apartments benefit from either distant sea views or a terrace. Whilst the apartments currently offer one bedroom, they are generously proportioned and both have the potential for conversion to two bedroom units, subject to planning approval.

## ACCOMMODATION

The property provides a Net Internal Area of approximately 4,620 sq.ft. of office accommodation, arranged as follows: -

Floor	Area (sq.ft.)
Ground Floor	1,443
First Floor	1,594
Second Floor	1,583
<b>Total</b>	<b>4,620</b>

In addition to the office element, on the third floor, there are two apartments, which currently comprise entrance lobby, entrance hall, lounge and kitchen, one bedroom and bathroom. The apartment located to the rear of the building benefits from a terrace area and the apartment located to the front of the building has distant sea views.

Also located on the third floor is a storage room of circa 130 sq.ft. and a boiler room.

## TENURE

Freehold.

## PROPOSAL

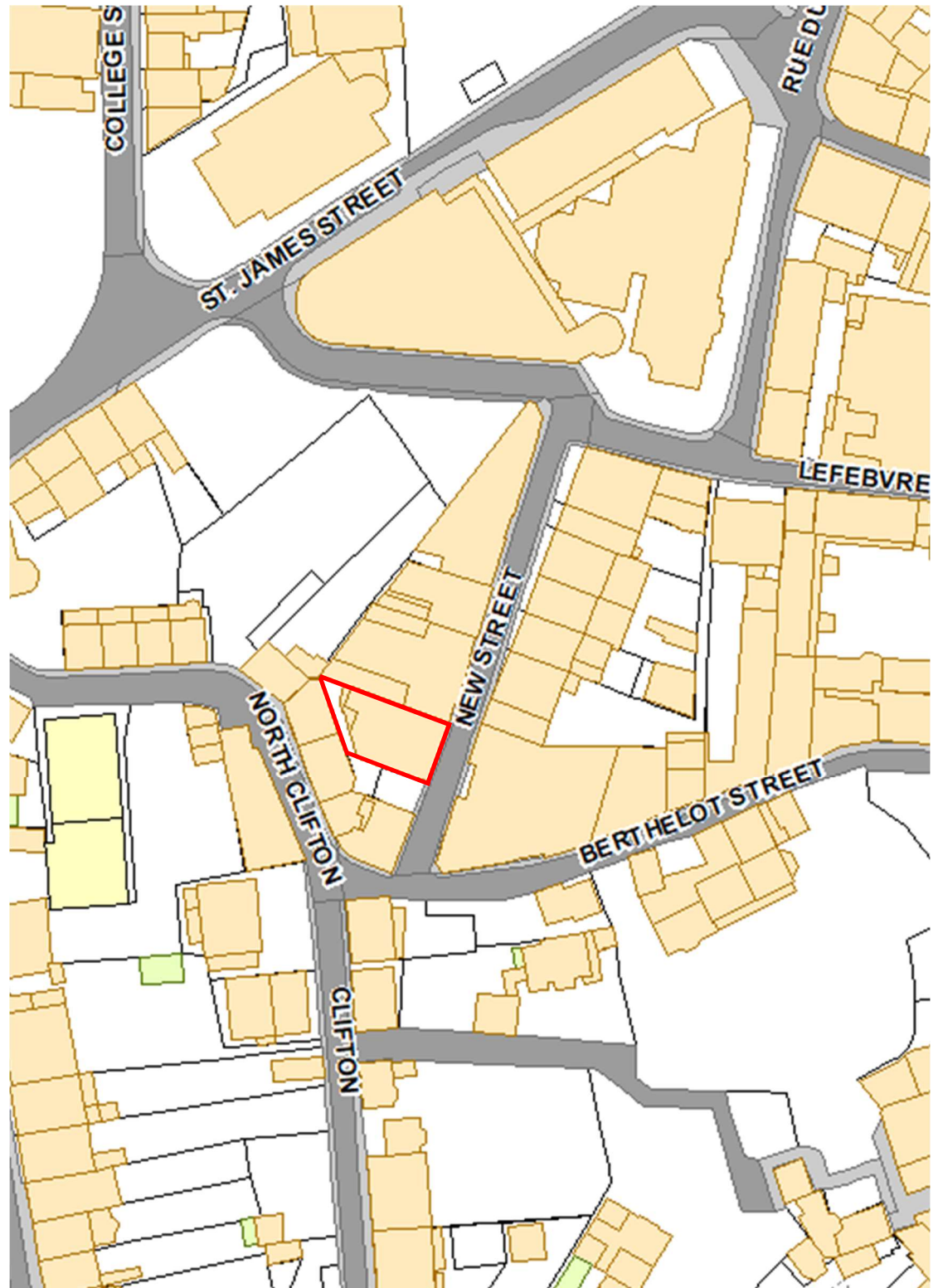
We are instructed to offer the freehold interest in the property for a consideration of **£1,350,000** (One Million Three Hundred and Fifty Thousand Pounds).

## LEGAL

All terms are subject to contract.

Each party shall bear their own legal costs in connection with this transaction.

## LOCATION MAP



## VIEWING

Strictly by appointment  
with the vendor's agent;

**D2 Real Estate  
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