

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

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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
Total	4,620

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.

D2 Real Estate Limited for themselves and for the vendor(s) or lessor(s) of this property whose agents they are, give notice that: 1. These particulars do not constitute, nor constitute any part of, an offer or contract. 2. None of the statements contained in these particulars as to the property are to be relied on as statements or representations of fact. 3. Any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 4. The vendor(s) or lessor(s) do not make or give and neither D2 Real Estate Limited nor any person in their employment has any authority to make or give, any representation or warranty whatever in relation to this property. Unless otherwise stated all prices and rents are quote exclusive of GST. These details are believed to be correct at the time of compilation but may be subject to subsequent amendment.



VIEWING

Strictly by appointment with the vendor's agent;

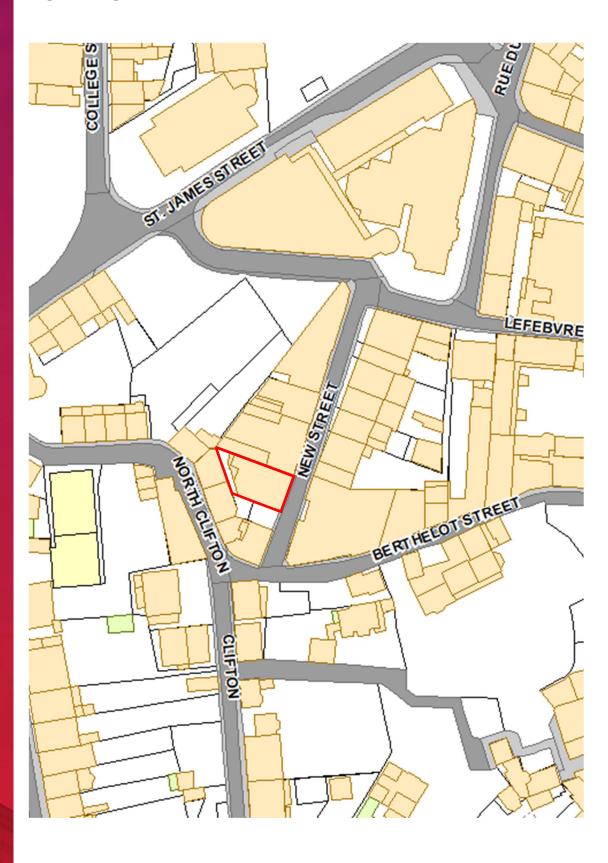
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LOCATION MAP



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