

**Exceptionally Rare Strategic Development Site
With High Yielding Multi-let Income Profile**
The Albany, Kinross House
& 2 Cornet Street
St Peter Port, Guernsey

"EXTREMELY RARE, KEY STRATEGIC
RE-DEVELOPMENT SITE
WITH STUNNING MARINA VIEWS"



Executive Summary

Extremely rare, key strategic re-development site in St Peter Port, Guernsey with stunning marina views.

- Subject to planning, suitable uses could include a mix of residential, hotel, offices and retail. Indicative massing plans are available on request.
- Prior to development the properties provide a high yielding and diverse income stream, with many occupiers being in situ long-term. The income stream has therefore been consistent over the years.
- The properties currently have a gross cumulative income of £942,678.36 per annum.
- The site area totals 0.4 acres and is directly opposite Albert Marina in the heart of St Peter Port.
- Located within the South Esplanade and Mignot Plateau Regeneration Area, as designated by the Guernsey Island Plan, with The Albany, Kinross House and 2 Cornet Street identified as a key strategic development opportunity.
- Guernsey is one of the world's premier offshore centres. Economic diversity, favourable taxation structures, political stability, A+/A-1 credit rating and a highly skilled workforce have helped secure the Island's reputation as a leading international finance centre and pro-business environment.
- The properties are held freehold.



PROPOSAL

Offers are invited for the
Property, subject to contract



Commercial Property
Investment In The Channel
Islands: A Buyers Guide
(D2 research)

Location & Description

SOUTH COAST
OF ENGLAND

GUERNSEY

Located in the Gulf of St Malo, 30 miles (48 km) west of France and 70 miles (113 km) south of the UK, Guernsey is the largest island in the Bailiwick of Guernsey, which also includes the islands of Alderney, Sark and Herm.

Guernsey is the second largest of the Channel Islands after Jersey with an area of 25 square miles (65 square kms) and a population of approximately 67,000 people. As a British Crown Dependency, Guernsey has been independent for more than 800 years and its links to the UK are through the Crown rather than Parliament. As a result, Guernsey has its own legislature, the States of Guernsey, which determines local laws, including taxation.

Guernsey is regarded as one of the world's leading offshore centres and is politically and economically robust, with a Standard & Poor's credit rating of A+/A-1 and an estimated GDP of £3.446 billion (2021). The finance sector contributes £1.234 billion to the economy, representing 36% of total GDP. The Channel Islands are well-trusted thanks to their stable political and legal systems and stable economies, while the Islands' favourable tax regime allows businesses and investors to enjoy low corporate tax rates, while avoiding capital gains and inheritance taxes. This can significantly enhance investment returns and increase the profitability of commercial property ventures.

GUERNSEY

JERSEY

FRANCE

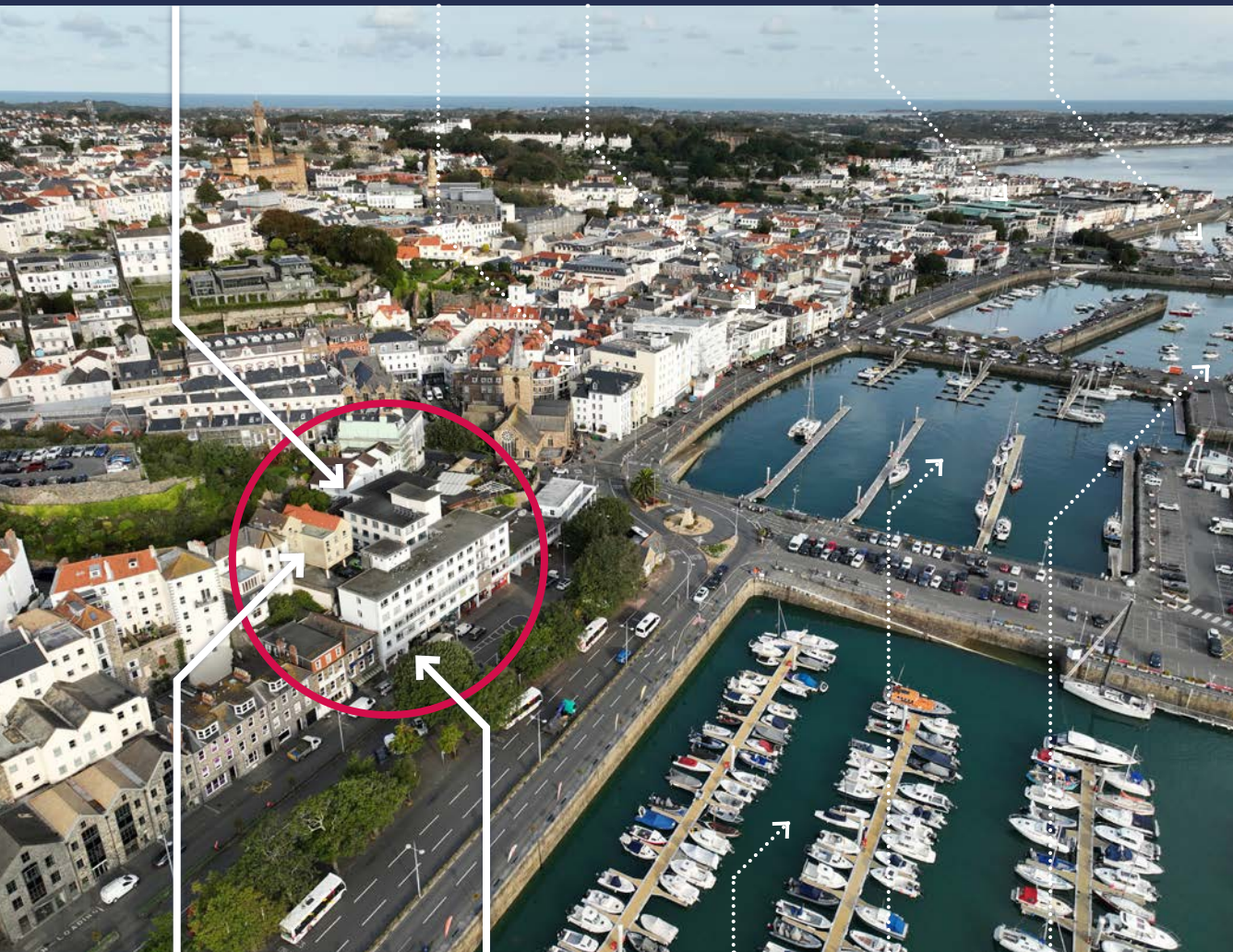
2 CORNET
STREET

HIGH
STREET

THE
POLLET

PRIME
OFFICE
AREA

QUEEN
ELIZABETH
MARINA



KINROSS
HOUSE

THE
ALBANY

ALBERT
MARINA

VICTORIA
MARINA

FERRY
TERMINAL

Situation

The Albany, Kinross House and 2 Cornet Street are prominently located in the heart of St Peter Port, Guernsey's capital which serves as the commercial and social hub of the Island. The High Street is less than 100m to the north, leading to the Island's main retail hub with all its amenities, and famous eateries. Connectivity is excellent, given the adjacent bus station, taxi rank and Albert Pier car park in the immediate vicinity, along with South Esplanade, Havelet and Castle Pier car parks. This location also enjoys easy access to the southern and western areas of the island including the airport.

The site is situated on the western side of South Esplanade, a short distance to the south of its junction with Fountain Street and Albert Pier.

A key feature is its outstanding views over Albert Marina and onto Castle Cornet and Herm and Sark beyond.

The surrounding area is characterised by a mix of mostly commercial uses, including offices, leisure and retail.



Description

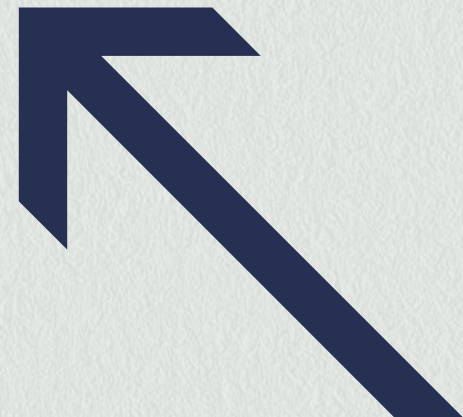
The site comprises a total area of 0.4 acres (0.16 HA) across the three properties, accommodation comprising mainly offices, together with retail and residential flats and bedsits, as described below:

The Albany comprises a mixed-use multi-let office and retail building and is constructed over ground and 4 upper floors. The office suites are fully occupied, are of a basic specification and range in size and layout. To the east, with views over Albert Marina, there are eight separately-let retail units and a cafe to the ground floor, five of these units also extending to the first floor.

Kinross House, comprises a bedsit, 2 1 bed flats and a 2 bed flat and is constructed over ground and 3 upper floors, together with 2 floors of parking below with some 20 spaces. Access is from Cornet Street.



2 Cornet Street comprises offices and is constructed over ground and 5 upper floors. The courtyard provides undercroft parking for 10 cars. With the exception of the first floor (currently vacant), the office suites are fully occupied, are of basic specification and range in size and layout.



Tenancy schedule

THE ALBANY		LEASE START	LEASE END	NOTICE PERIOD		CURRENT RENT	FLOOR AREA	RENT PSF	TOTAL	
				TENANT'S	LANDLORD'S		SQ FT			
RETAIL	1	CT PLUS	01/05/2018	Rolling Licence	4 months	4 months	£24,802.68	1302	£19.05	£24,802.68
	2	THE VAPE BAR GUERNSEY	01/06/2018	Rolling Licence	2 months	2 months	£23,000.00	1183	£19.44	£23,000.00
	3	SANDRA ROBINSON KITCHENS & BEDROOMS	01/04/2022	01/04/2025	2 months	1 year	£30,000.00	1457	£20.59	£30,000.00
	4	THE TUCK SHOP	01/03/2018	01/03/2028	1 year	1 year	£23,000.00	1219	£18.87	£23,000.00
	5	JUST GAMES LTD	01/03/2018 ¹	01/03/2023		1 year	£40,000.00	2592	£15.43	£40,000.00
	6	NU-CONCEPT LTD	25/01/2018	24/01/2028		6 months	£18,000.00	589	£30.56	£18,000.00
	7	PRIVATE INDIVIDUALS T/A THE TERMINUS CAFE	01/01/2008	31/12/2025		1 year	£18,720.00	592	£31.62	£18,720.00
	8	THE NEW ROSE BOWL LTD	25/12/1995	30/09/2026		1 year	£18,000.00	592	£30.41	£18,000.00
	9	PRIVATE INDIVIDUALS T/A ALBANY KIOSK	01/01/1995	29/11/2025		1 year	£6,760.00	150	£45.07	£6,760.00
OFFICES	10.1	ROCK LTD	31/12/2011	Rolling Licence	4 months	4 months	£13,599.96	325	£41.85	£13,599.96
	10.2	AURUM PRIVATE LIMITED	11/10/2023	Rolling Licence	1 month	1 month	£15,000.00	325	£46.15	£15,000.00
	10.3	JASON POWERS CONSULTANTS LTD	16/11/2012	Rolling Licence	4 months	4 months	£18,000.00	518	£34.75	£18,000.00
	10.4+5	LMRR LIMITED	07/02/2014	Rolling Licence	1 year	1 year	£16,200.00	319	£50.78	£16,200.00
	10.6	MOORSIDE MANAGEMENT LTD	Informal ²	Rolling Licence			£15,000.00	448	£33.48	£15,000.00
	10.7 & 8	PERSONNEL APPOINTMENTS LTD	01/01/2012	Rolling Licence	4 months	4 months	£9,000.00	417	£21.58	£9,000.00
	12	ST PETERS TRUST	01/01/1987	31/12/2028	1 year	1 year	£92,672.64	3,249	£28.52	£92,672.64
	13	PERKINS CHARTERED CERTIFIED ACCOUNTANTS	26/12/1992 & 01/08/2020	25/12/2024	6 months & 2 months	1 year	£67,450.00	2300	£29.33	£67,450.00
		PETRACO OIL COMPANY LIMITED ³	10/02/2020	31/03/2024	4 months	4 months	£35,000.00	1219	£28.71	£35,000.00
1, 2	LASH TRUSTEES LIMITED	01/02/2023	Rolling Licence	6 months	6 months	£25,807.92	1132	£22.80	£25,807.92	
4	RAZORBILL MEDIA LTD	01/02/2023	Rolling Licence	1 month	1 month	£15,000.00	344	£43.60	£15,000.00	
3, 5, 6	CBO PROJECTS LIMITED	01/08/2020	Rolling Licence	6 months	1 year	£48,171.96	1250	£38.54	£48,171.96	
CAR PARKING		PARKING - VACANT		Rent Guarantee ⁴	12 months		£2,400.00			£2,400.00
	12	PARKING - ST PETERS TRUST		Rolling Licence			£11,496.08			£11,496.08
	13	PARKING - PERKINS		Rolling Licence			£9,000.00			£9,000.00
		PARKING - PRIVATE COMPANY		Rolling Licence			£3,375.00			£3,375.00
		PARKING - PRIVATE INDIVIDUAL		Rolling Licence			£2,499.96			£2,499.96
TOTAL RENT: THE ALBANY										£601,956.20

KINROSS HOUSE		LEASE START	LEASE END	NOTICE PERIOD		CURRENT RENT	FLOOR AREA SQ FT	RENT PSF	TOTAL
				TENANT'S	LANDLORD'S				
RESIDENTIAL	1	PRIVATE INDIVIDUAL(S)	25/11/2009	Rolling over	2 months	2 months	£10,500.00		£10,500.00
	2	PRIVATE INDIVIDUAL(S)	01/11/2019	Rolling over	2 months	2 months	£9,000.00		£9,000.00
	3	PRIVATE INDIVIDUAL(S)	02/12/2020	Rolling over	2 months	2 months	£12,000.00		£12,000.00
	4	PRIVATE INDIVIDUAL(S)	01/01/2017	Rolling over	1 month	1 month	£10,680.00		£10,680.00
TOTAL RENT: KINROSS HOUSE									£42,180.00

¹ Terms have been issued to renew the lease to Just Games Ltd for a further 5 years, subject to mutual break options on 12 months notice @ £42,000pa

² Managing agents suite - 12 month rent guarantee.

³ Aurum are taking Petraco's suite on 01/04/2024 at the same rent.

⁴ 12 month guarantee.

Tenancy schedule

2 CORNET STREET		LEASE START	LEASE END	NOTICE PERIOD		CURRENT RENT	FLOOR AREA	RENT PSF	TOTAL
Store				TENANT'S	LANDLORD'S		SQ FT		
OFFICES	Kendall Guitars	01/01/2024	Rolling 1 year	6 months	6 months	£2,173.97	180	£12.08	£2,173.97
	Vacant	NA	Rent Guarantee ¹	NA	NA	£15,000.00	2497	£0.00	£15,000.00
	CBW (Guernsey)	17/11/2023	Rolling 1 year	6 months	6 months	£5,351.00	TBC		£5,351.00
	Healthy Minds ²	Date of sale	12 months	NA	NA	£60,000.00	2859	£20.99	£60,000.00
	1 & 3	Itchyfeet Recruitment Agency	01/01/2024	Rolling 1 year	6 months	£43,426.08	1550	£28.01	£43,426.08
	2	Peter Furness	01/01/2024	Rolling 1 year	6 months	£18,599.51	609	£30.52	£18,599.51
	Suite 2	Books & Company	01/01/2024	Rolling 1 year	6 months	£30,194.02	1085	£27.83	£30,194.02
	Area 1	Dorey Limited	01/01/2024	Rolling 1 year	6 months	£29,546.41	1144	£25.82	£29,546.41
	5/1	Channel Islands Data Service Limited	01/01/2024	Rolling 1 year	6 months	£5,542.46	186	£29.82	£5,542.46
	5/2	SB Holdings Limited	01/01/2024	Rolling 1 year	6 months	£4,468.71	144	£31.04	£4,468.71
	5/3	Lesia Employment Services ICC Limited	01/01/2024	Rolling 1 year	6 months	£4,560.51	144	£31.68	£4,560.51
	5/4 & 5/5	Home Assist Ltd	01/01/2024	Rolling 1 year	6 months	£8396.70	317	£26.51	£8,396.70
	5/6	Private Aviation Ltd	01/01/2024	Rolling 1 year	6 months	£2135.48	89	£23.99	£2,135.48
	07/08/09/10/OA1	Red Kite Partners	01/01/2024	30/06/2024		£36,801.91	1136	£32.41	£36,801.91
CAR PARKING	1, 2 & 3	Mid Europa Fund Management Limited	01/01/2024	Rolling 1 year	6 months	£8,867.94			£8,867.94
	4	Lash Trustees Ltd	01/01/2024	Rolling 1 year	6 months	£3,431.20			£3,431.20
	5	Vacant		Rent Guarantee ¹		£2,750.00			£2,750.00
	6	Vacant		Rent Guarantee		£2,750.00			£2,750.00
	7	Guernsey Airtel Ltd	01/01/2024	Rolling 1 year	6 months	£3,478.35			£3,478.35
	8	Vacant		Rent Guarantee	6 months	£2,750.00			£2,750.00
	9	Semper Fiduciary Ltd	01/01/2024	Rolling 1 year	6 months	£3,547.17			£3,547.17
	10	Vacant		Rent Guarantee		£2,750.00			£2,750.00
	Fire Escape	Moorside Management Limited ³	01/01/2024	Rolling 1 year	6 months	£2,020.74			£2,020.74
	TOTAL RENT: 2 CORNET STREET								£298,542.16

TENURE FREEHOLD

TOTAL RENT: THE ALBANY, KINROSS HOUSE & 2 CORNET STREET £942,678.36

Notes:

- The leases are internal repairing and rents are inclusive of repairs.
- Occupancy levels within the building has been consistent.
- Guernsey has no equivalent to the Landlord and Tenant Act 1954, businesses therefore have limited security of tenure

Tenure

Freehold

¹ 12 months rent guarantee
² Initial 12 month lease continuing thereafter on a rolling 6-month basis. 6-months rent free to be "topped up" by vendor.
³ Albany Fire Escape

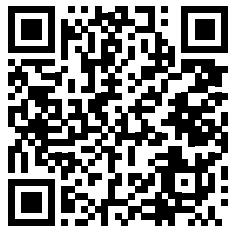
DEVELOPMENT POTENTIAL

Massing plans are available on request.

In addition to providing a strong and consistent income profile, the site represents a key strategic development site of 0.4 acres. The 2016 Island Development Plan identified the South Esplanade area as a 'Regeneration Area'. The Framework, a supplementary document to the Island Plan, provides planning guidance for this area and has specifically identified The Albany, Kinross House and 2 Cornet Street as a **'key opportunity site for improvement'**, see LINK or scan the QR code below.

One of the key objectives is to promote the redevelopment and reuse of key sites and buildings where they improve the experience and increase the vibrancy, activity, viability and success of St Peter Port as the primary centre. The site could therefore suit a variety of uses, such as residential, hotel, retail/foodstore and office. Massing plans for a variety of uses are available on request and initial meetings with the planning department have been positive.

2016 Island
Development
Plan link





Specifically, within the South Esplanade section of the Framework, it states that South Esplanade should be a well-integrated multi-functional public open space where people can comfortably sit out and enjoy views and access to the harbour:

“The sensitive redevelopment and intensification (or perhaps creative reuse) of some of the buildings along this frontage would help achieve this.

Development and intensification opportunities are encouraged as long as they are of high quality and include relevant uses that contribute to the vitality of the area. The area is identified as having considerable potential for enhancement and provision of additional residential and mixed-use commercial floorspace for retail, office and leisure. The frontage along the South Esplanade should maintain active ground floor uses (e.g. retail, cafes, restaurants). On the upper floors, offices, residential or visitor accommodation would be suitable.”

“The Albany building... has particular potential for redevelopment, possibly in conjunction with the former Tax Office and Kinross House.”

Additional Information

CAPITAL ALLOWANCES

There are no unclaimed Capital Allowances

EPC

Energy Performance Certificates (EPC) are not a legal requirement in Guernsey

VAT / GST

There is no VAT or GST payable in Guernsey

COUNTER-PARTY DUE DILIGENCE

In line with D2's Anti-Money Laundering Procedures, the purchaser will be required to provide standard KYC information and to satisfy the vendor on the source of the funds used to complete the transaction.

PROPOSAL

Offers are invited
for the Property,
subject to contract



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