

**FOR SALE** FREEHOLD OFFICE BUILDING AND 2 APARTMENTS

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# 15 NEW STREET

St Peter Port, Guernsey

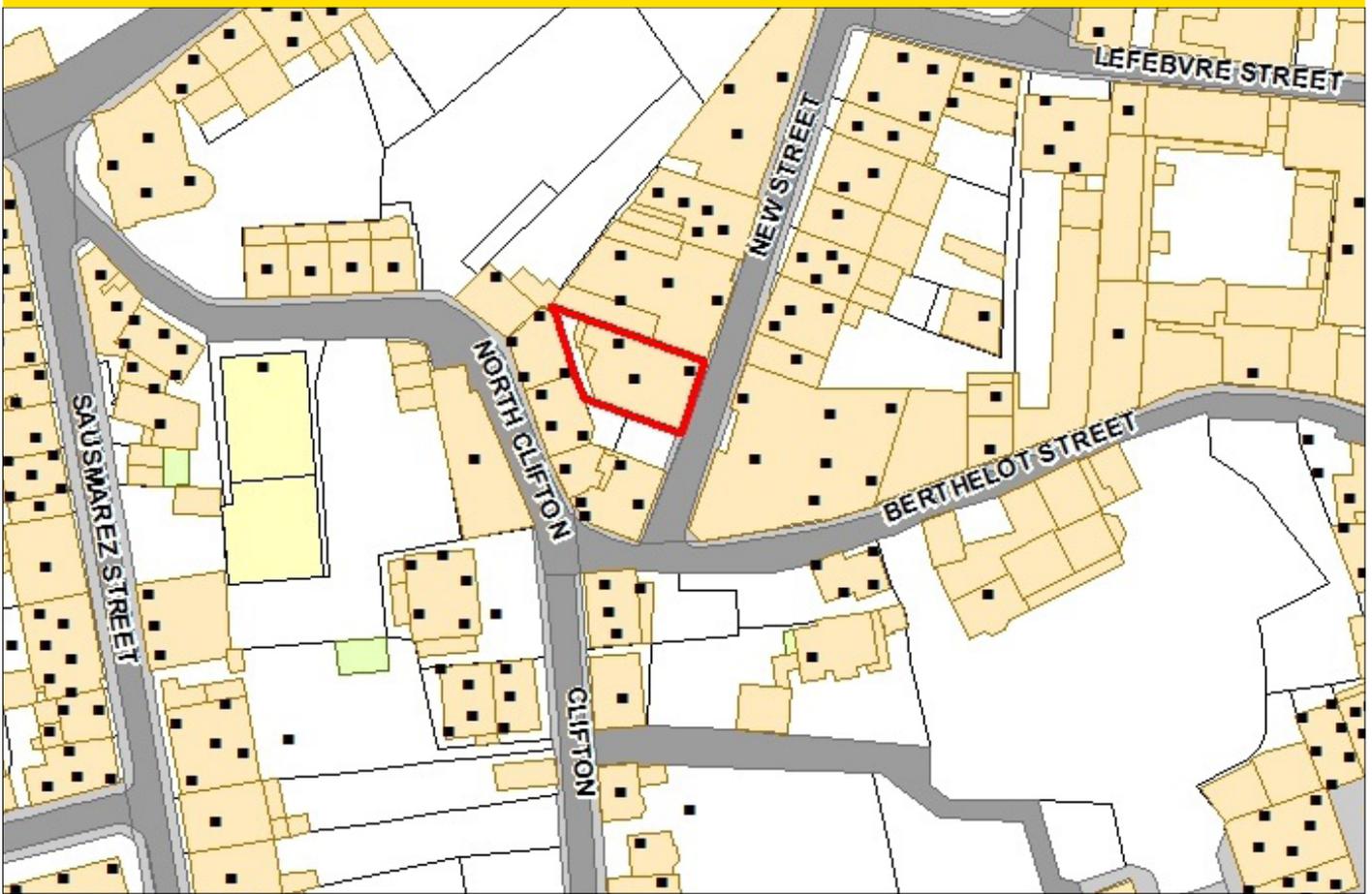


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SAVILLS COMMERCIAL  
22 Smith Street  
St Peter Port  
Guernsey  
GY1 2JQ

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## Location

The property is located on the west side of New Street, in the parish of St Peter Port, Guernsey. New Street is a one way system and, more particularly, the property is situated at the top of the street, close to the junction with Berthelot Street. Other occupiers in the immediate vicinity include Walkers, Vistra, Trinity Chambers and Asset Risk Consultants. This position is in close proximity to The Grange which is a main arterial road into the centre of St Peter Port and thus has good access provisions.

## Accommodation & Description

The property is arranged over four levels and comprises offices on the ground, first and second floors and two Local Market apartments on the third floor.

The office accommodation can be summarised as follows:

Floor	Sq Ft
Ground Floor	1,443 sq ft
First Floor	1,594 sq ft
Second Floor	1,583 sq ft
<b>Total Net Internal Area</b>	<b>4,620 sq ft</b>
Third Floor Storage	130 sq ft

The office floor plates provide good, open plan space and the three levels are fitted with suspended ceilings and recessed fluorescent lighting.

There are IT cabling and power provisions within the floors and a central core provides kitchen and WC facilities. The offices have the benefit of good, natural light with windows to both the front and rear elevations of the building. The building would be ideal for an owner occupier and, if all the space is not required immediately, remaining floors could be let to provide rental income whilst reserving the option for future expansion of the owner occupier's business.

The two, one-bedroom Local Market apartments situated on the third floor. Both of these apartments are arranged to provide a living room, kitchen, bedroom and separate bathroom. The rear unit has the benefit of patio doors leading out on to a small terrace whilst the front apartment has the benefit of partial sea views to the east. Architect's plans have been drafted to show how these may be arranged as two bedroom units, subject to usual permissions.

## Price

Asking price £1,350,000 for the freehold interest with vacant possession.

## Availability and Legal/Survey Fees

The property is available immediately and each party will be responsible for their own legal and surveyors' fees. Enquiries should be directed to Terry Gardiner.



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## Contact

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Designed and Produced by ehouse: 020 8451 8600 | February 2019

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