

FOR SALE

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# OFFICE SPACE AND MAISONNETTE

18-20 Le Bordage, St Peter Port



The property is located on Le Bordage, adjacent to Tower Hill steps. Neighbouring occupiers include Skipton International, Co-op and Creaseys Toy Shop along with a number of financial services companies. The property comprises offices arranged over the ground, first and second floor and a three bedroom flat arranged over the first, second and third floors.

## Key Highlights

- Mixed (office and residential) freehold investment
- Available immediately
- Short walk to public parking
- Scope for development
- Freehold £550,000

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## LOCATION

The property is located along Le Bordage, just a short walk from long term parking. Neighbouring tenants include Skipton International, Co-op and Creaseys Toy Shop and a number of financial services companies. The property is also a short walk away from long term public parking.

## GROUND FLOOR

The ground floor consists of an open plan space comprising approximately 660 sq ft with the addition of a W.C. The ground floor offers good window frontage.

## FIRST FLOOR

The first floor approximately totals 554 sq ft and is divided into two separate rooms. The previous tenant used this as office space and a separate meeting/board room.

## SECOND FLOOR

The second floor measures 208 sq ft and consists of a kitchenette and W.C.

## DEVELOPMENT POTENTIAL

The existing owner has had plans drawn up to convert the existing property (subject to planning permission) into 3 apartments comprising 2 x 1 bedroom and 1 x 2-bedroom apartments.

## ASKING PRICE

The freehold is available at £550,000. The flat is currently tenanted on a shorthold tenancy.

## RENT

Asking rent is £23,000 per annum.

## LEGAL COSTS

Each party to be responsible for their own legal costs

## AVAILABILITY

On completion of legal formalities.

## VIEWING

Please contact the commercial department to arrange a viewing on 01481 742280.

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## Contact

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