

INSCO HOUSE

St Peter Port, Guernsey



Opportunity

A fully let freehold investment opportunity. The property comprises a mid-terraced building providing a self-contained suite of ground floor offices with two local market apartments above and ample parking for the office users and residents alike. The property was almost entirely rebuilt a few years ago and consequently is in excellent condition internally and externally.

Key Highlights

- Fully let freehold investment
- Office suite and 2 Local Market apartments
- Multiple parking spaces at front and rear
- Excellent and convenient edge of town location
- PRICE ON APPLICATION

SAVILLS COMMERCIAL
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[savills.gg](https://www.savills.gg)



Location

Located near the top of the Rohais, on the south side, close to the junction with the Foulon. Access to the property can be gained from either side with parking to the front and rear.

Description And Accommodation

A terraced property, primarily constructed of granite, on ground and two upper floors. The entire building was almost entirely rebuilt a few years ago and it is now in first class condition with a modern cavity built rear extension. There is parking for two cars at the front and to the rear is a large brick paved car park suitable for a further 10 vehicles.

Ground Floor: A self-contained suite of offices with dedicated entrances on the Rohais and from the car park. Arranged internally with open plan space and 4 private offices/meeting rooms, kitchen and WC facilities. Net rentable floor area approximately 1,314 sq ft. With central heating and a suspended ceiling system.

First Floor: A self-contained Local Market flat with 2 bedrooms, living room, kitchen and bathroom

Second Floor: A self-contained Local Market flat with 1 bedroom, living room, kitchen and bathroom and access to a large loft.

Office Lease Terms

Let to insurance brokers Ross Gower for 12 years from 1 May 2013 on FRI terms. Office rent £39,000 p.a. The Tenant has option to renew for another 12 years and a right to break the lease after a rent review on giving 6 months notice.

Flat Leases

Let on annual tenancies at £12,600 p.a. and £11,400p.a. The total annual rent from the flats is therefore £24,000 p.a.

Gross Rental Income

£63,000 p.a.

Price For Freehold

Please call Terry Gardiner to discuss terms.

Contact

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