

3 - 4, St James Street

St Peter Port, Guernsey



3-4 St James Street, is an attractive period building situated in a prominent position in the heart of St Peter Port.

The property offers a sizeable reception and boardroom at ground level, as well as smart, independent offices on upper floors. The building is offered to let as a whole or the landlord may consider the sale of the whole.

Key Highlights

- 1,400 to 3,700 sq ft suits
- Within walking distance of long stay public parking
- Prominent main road frontage
- Freehold or leasehold options
- In move-in condition with optional furniture included

Location

The property is located in the heart of St Peter Port adjacent to the Royal Court and within walking distance from long stay public parking. Situated at the upper end of St Julian's Avenue, it enjoys a high profile position, with prominent main road frontage onto one of the principal routes into the centre of St Peter Port.

Accommodation

An attractive period building in a prominent position offering good office accommodation and a separately accessed one bedroom flat (if required).

The offices are arranged over ground, first, second and third floors. The ground floor benefits from a sizeable reception and boardroom, and there are a number of independent offices on the upper floors.

The property provides approximately 3,709 sq ft of office accommodation in total, with space available ranging from 1,412 to 3,709 sq ft.

Rent, Lease Terms & Price

The Landlord's preference is to let as a whole, however they may also consider selling. The existing one bedroom flat is producing an income of approximately £950 pcm.

Price on application. Flexible lease terms offered.

Legal Costs

Each party will be responsible for their legal costs.

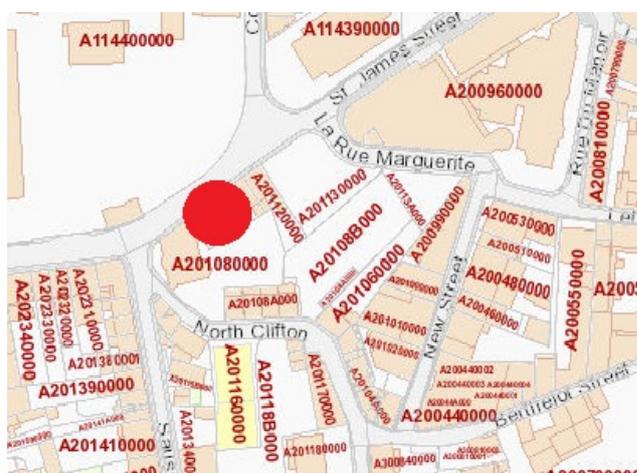
Availability

Subject to contract, the property is available on completion of usual legal and due diligence procedures.

Viewing

Strictly by appointment only with the owner's agent Savills.

Please contact Terry Gardiner for further details or to arrange a viewing.



Contact

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