

# 1 CORNET STREET

St Peter Port, Guernsey



The property is situated at the bottom of Cornet Street close to Church Square. This is a rare opportunity to purchase freehold offices in the centre of St Peter Port. The offices are also available to let.

## Key Highlights

- Rare freehold office opportunity
- Office accommodation extending to 1,713 sq ft and one Local Market flat
- Freehold. Price on application
- Offices also available to let

## Location

The property is situated at the bottom of Cornet Street close to Church Square. Cornet Street is thus in close proximity to the centre of St Peter Port and all of its amenities. Neighbouring properties include residential and commercial uses and the property is in very close proximity to the public parking facilities on the Albert Pier and South Esplanade.

## Description And Accommodation

The building is arranged as offices over the ground, first, second and third floors. Each floor comprises two office rooms, one to the front and one to the rear with a central stair core and lift.

In addition to the office accommodation there is a very well presented one bedroom, Local Market flat situated on the fourth floor and this is also accessed by the central core and lift.

To the rear of the building there is a lock-up store measuring approximately 240 sq ft. All of the accommodation can be summarised as follows:

Accommodation	Floor	Front Suite – Sq Ft	Rear Suite - Sq Ft	Total Sq Ft
Office	Ground	153	196	349
Office	First	233	147	380
Office	Second	234	250	484
Office	Third	253	247	500
Local Market Flat	Fourth	One bedroom Local Market Flat, open plan kitchen reception, fully tiled shower room with WC, large double bedroom with fitted wardrobes and uninterrupted sea views.		

The total office accommodation provides 1,713 sq ft of net internal area.

The property has been refurbished to a high standard throughout recently and the level of finishes are very good. The offices have excellent natural light and are fitted with perimeter trunking, cat5 cabling, ceiling mounted fluorescent lighting and electric radiators. The offices also have the benefit of fibre optic connectivity and therefore very high network connection speeds.

## Tenancies

The Third Floor accommodation comprising Suites 7 and 8 is currently let for a six year term commencing 1st April 2019 with rent reviews on the third anniversary to Guernsey RPI. Full details of the rent and service charge amounts payable by the tenants in the building to cover communal services are available on request.

In addition to the office letting mentioned above, the Local Market flat is available to let at £1,100 per month on an assured shorthold tenancy agreement.

## Legal Costs

Each party to be responsible for their own legal costs.

## Price

The offices and Local Market flat are available to let and full details of the rental and lease terms are available on application.

The property is also available to purchase freehold, subject to any existing tenancies. The freehold price is available on application.

## Viewing

By appointment with Savills Commercial.



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## Contact

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