

# 29 MILL STREET

St Peter Port, Guernsey



A rare opportunity to acquire the freehold of a fully renovated retail premises in an attractive, granite fronted building in the Mill Street, St Peter Port. The building has undergone a major refurbishment and the upper flats have been sold separately. The ground floor is therefore available as a stand alone freehold opportunity.

## Key Highlights

- Approximately 650 sq. ft.
- Freehold with vacant possession.
- Attractive shop frontage with large display area.
- Asking price £125,000.



## Location

The premises is located on the right hand side of Mill Street as you walk up this attractive, cobbled street from the Markets. This is a vibrant position within Mill Street with many small, boutique shops.

## Description And Accommodation

This self-contained unit comprises ground floor accommodation set behind an attractive shop front with large, plate glass windows. The frontage provides excellent display opportunities.

The building has undergone a major redevelopment and the shop is offered in good order. It has been used most recently as a studio and has been fitted with a kitchenette, WC and storage to the rear. It has a modern feel with an exposed ceiling formed by the floor slab above. At 650 sq ft, it is one of Mill Street's larger retail spaces.

## Tenure

The ground floor is offered for sale, freehold. The residential units on the upper floors have been sold separately and the building has a comprehensive management schedule setting out each unit's share of communal costs. The shop is occupied on a temporary, rolling basis and is offered with vacant possession.

## Asking Price

The asking price for the freehold is £125,000.

## Legal Costs

Each party to be responsible for their own legal costs.

## Availability

The property is available subject to completion of legal formalities.

## Viewing

By appointment with Savills commercial.

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## Contact

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