

THE BEST COMPLEX

A Mixed-Use Development Site
FOR SALE

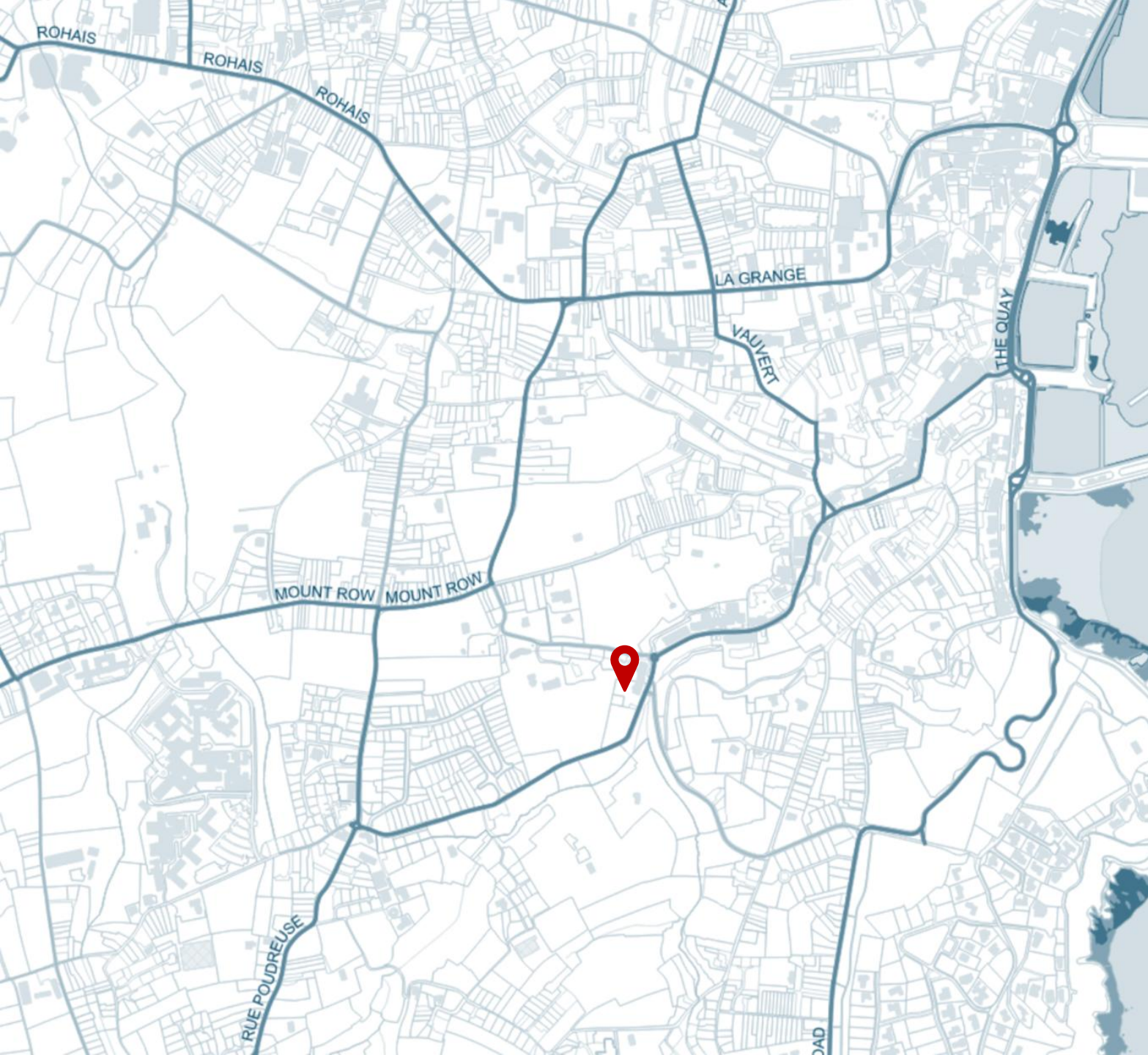
Les Ruettes Brayes | St Peter Port | Guernsey | GY1 1PL





Key Features

- 0.75-acre mixed-use development site
- Situated within a Main Centre
- Planning consent for 28 residential units
- Suitable for a wide variety of alternative uses
- Excellent passing trade
- Extremely prominent with good frontage
- Sunny, south-facing, regularly shaped site
- Currently comprises a mix of residential, office and retail uses in addition to ample on-site parking
- Presently generating rent of £82,140 per annum
- Substantial scope to increase rent by letting onsite parking and vacant premises.
- Offers invited in excess of £2,000,000
- Freehold



Situation

The **Best Complex** is situated along Les Ruettes Brayes which is on the south-western outskirts of St Peter Port, at its junction with Colborne Road.

It is also in close proximity to the junction with Prince Albert Road. It is therefore extremely accessible for those travelling to the town centre from Guernsey Airport and the southern and western parishes. It also has the added convenience of being close to the amenities nearby.

Whilst the area is predominantly residential, there are a number of other occupiers and businesses in the vicinity, including the States of Guernsey Offices of Administration at Sir Charles Frossard House, the popular Two Frenchies' Boulangerie, Camilla's Coffee Shop, Paul's Motors, Jeffrey's Service Station, Ideal Furnishing, as well as a number of financial and professional services businesses including JP Morgan, JLT, Rathbones, Summit Group, Ferbrache & Farrell and Guernsey Finance.

Elizabeth College Junior School and Primary School, Busy Bees Nursery and the Princess Elizabeth Hospital are also nearby.

About the Site

The Best Complex is a 0.75-acre site benefitting from excellent main road frontage extending to a width of 54 metres. It forms a regularly shaped site set into the hill with a sunny southerly aspect and currently provides a range of offices and retail units as well as two residential properties to the west (Hillside Cottage & Hill View). It also has extensive parking to the front and rear. Although it has recently obtained planning consent for residential development, it would equally suit a range of alternative uses, subject to the relevant consents.

Having historically operated as the extremely successful “Best Food Store”, it has a strong local heritage as one of Guernsey’s most popular high-end delicatessens and butcheries. Its success was, in part, due to the strong levels of passing trade, by virtue of its highly convenient and accessible location connecting the Upper Parishes with town.

Current Occupiers

The Subject Property is occupied by various parties on short-term flexible leases. This will enable prospective purchasers to secure vacant possession within relatively short order. The leases currently generate a total rent of **£82,140** per annum with scope for increasing this further should the purchaser wish to let any vacant units or rentalise the parking spaces. Further details can be provided upon request.

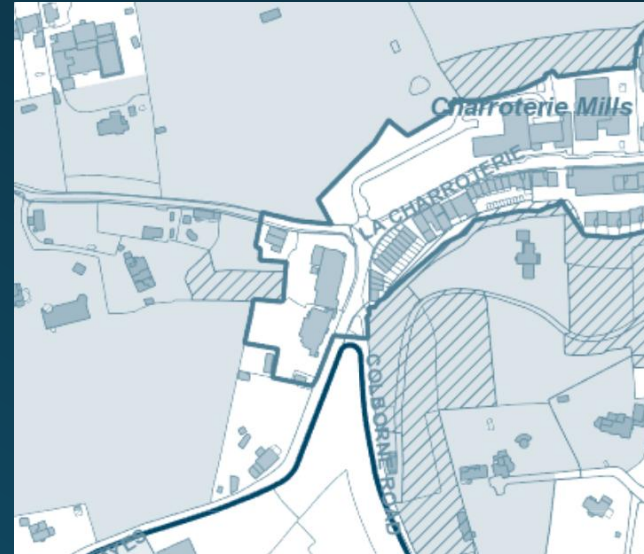


Approved scheme



Potential

Under the Island Development Plan, **the Best Complex** is located principally within a Main Centre. Planning policies within Main Centres are extremely flexible and permit a wide variety of uses, including residential, retail, commercial, medical and leisure uses.



Services

The site has electricity and water supplies, together with mains drainage.

Tenure

Freehold.



ILLUSTRATIVE STREET ELEVATION

Current Planning Consent

The Best Complex achieved planning consent on 25 November 2025 for a high-quality residential development. The approved scheme is arranged in two blocks around a central courtyard, to provide a total of **28 units** together with **54 parking spaces** and bike stores. The units provide a mix of 5 x 1-bed units, 2 x 2-bed duplex units and 21 x 2-bed units.

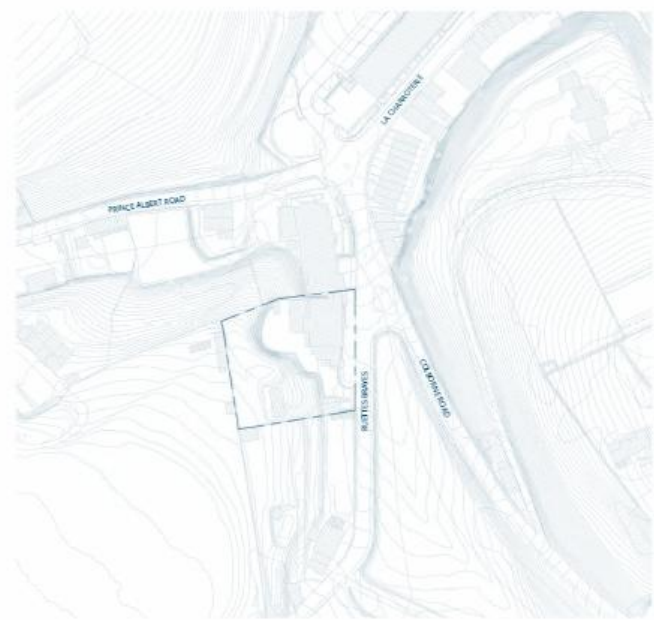
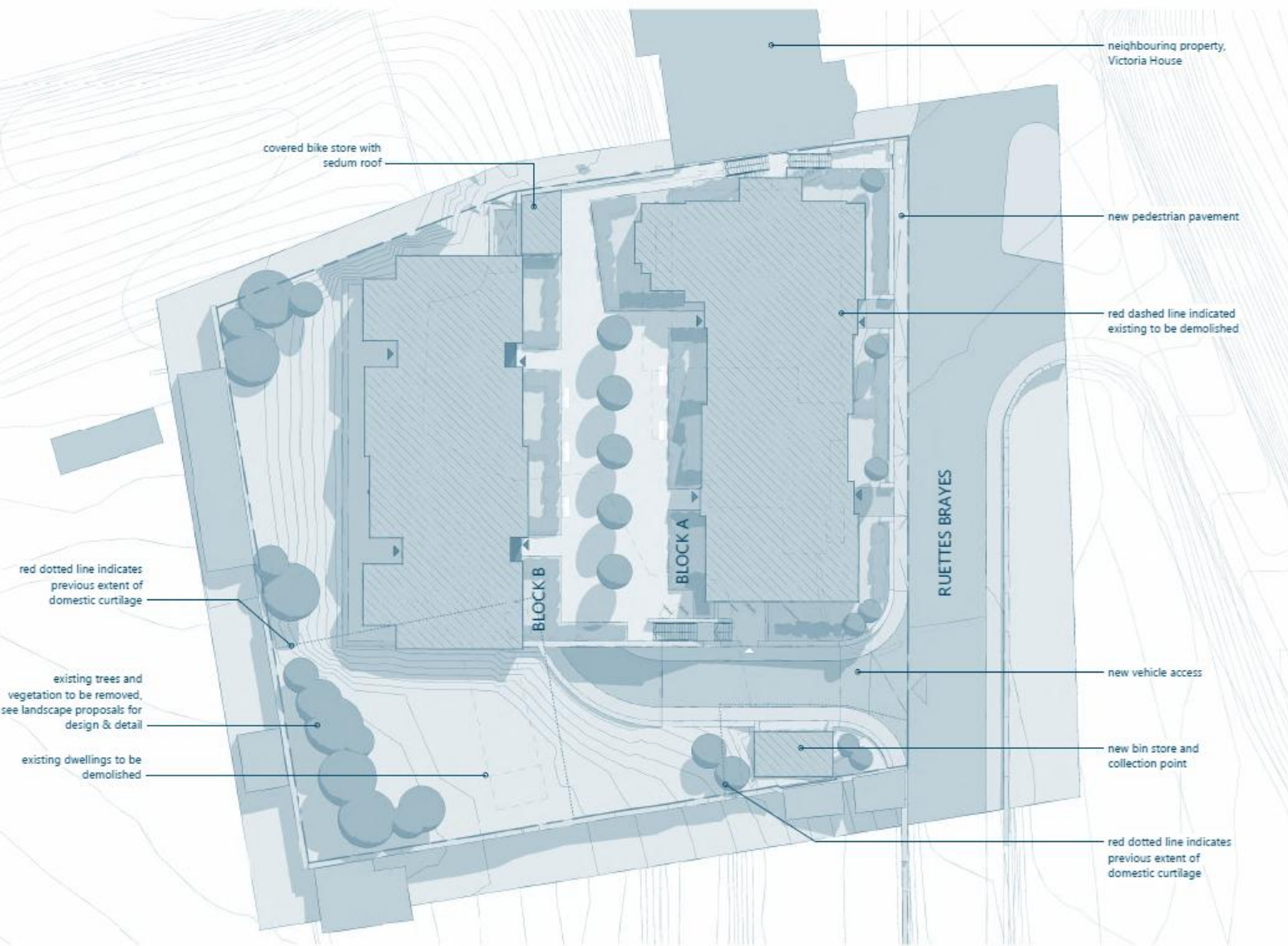
The full submission pack is available upon request. This consent expires on 24 November 2028.

Block plan of approved scheme



LEGEND

- DEMOLITION
- - - SITE BOUNDARY
- ▨ PROPOSED BUILDINGS
- ▲ PROPOSED RESIDENTIAL BLOCK ENTRANCES
- ▲ PROPOSED PEDESTRIAN ACCESS INTO/ THROUGH SITE
- ▲ PROPOSED VEHICLE ENTRY/ EXIT
- EXISTING SITE USE BOUNDARIES (TO BE REMOVED AS PART OF WHOLE SITE CHANGE OF USE)



LOCATION PLAN
1:1000



The Opportunity

The **Best Complex** provides an extremely **rare opportunity** to acquire a sizeable development site within St Peter Port's Main Centre.



Proposal

Offers are invited in excess of **£2,000,000**



Sole Agent

**Contact for further
information**

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