



Mont Crevelt House

FOR SALE

South Quay | St Sampson | Guernsey

Investment Opportunity



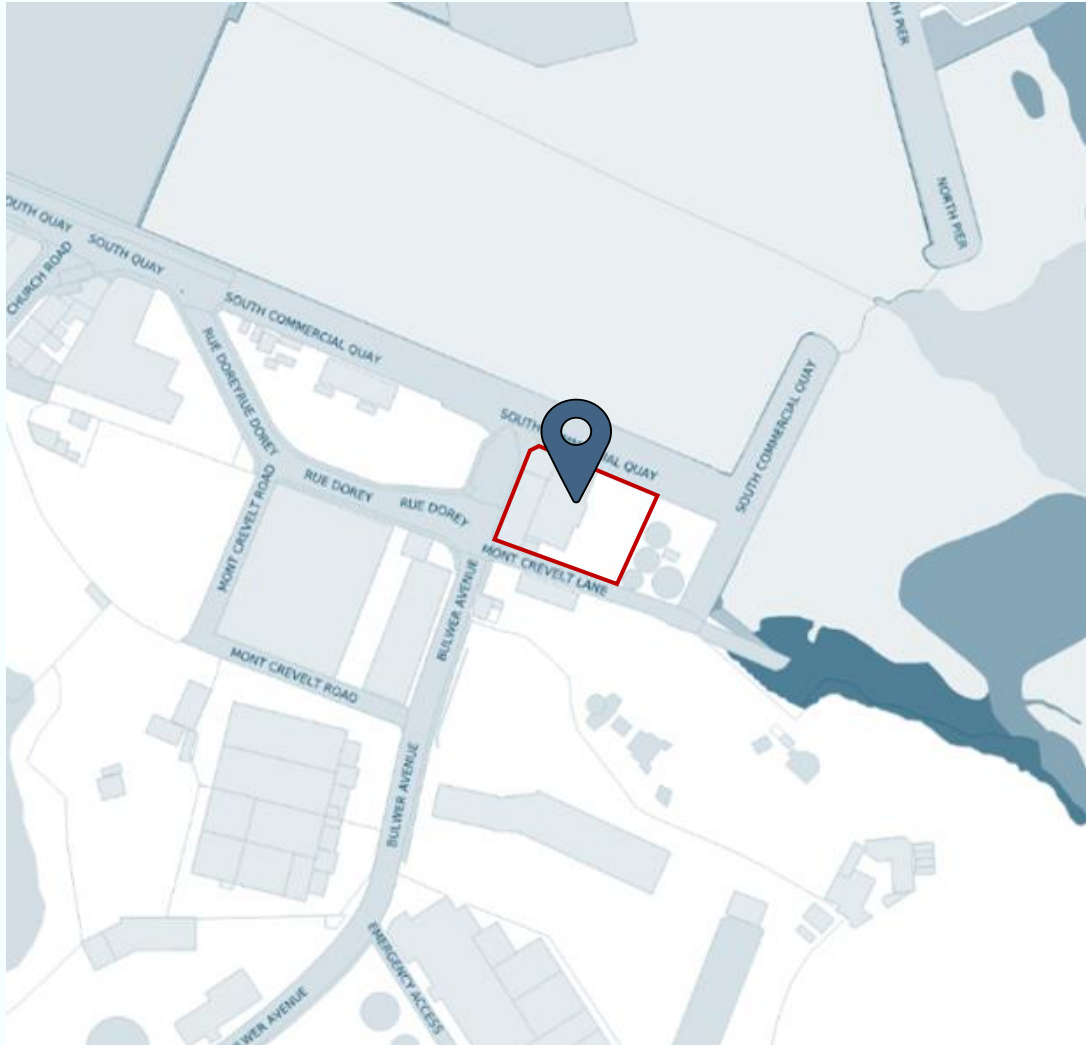


Executive Summary

- Mixed-use investment
- Strong tenant mix, providing diversity of income from good quality tenants including:
 - Orbitus Trustees (Guernsey) Limited
 - Guernsey Vets4Pets Limited
 - Q3 Services (CI) Limited
- Prominent water front location
- Generating income of **£193,911** per annum
- Opportunities for asset management
- Excellent provision of onsite parking with additional on-street parking nearby
- Recently extended to the rear
- Offers are invited at in excess of **£2,000,000**



Situation



Mont Crevelt House is prominently located at the northern end of Bulwer Avenue adjacent to St Sampson's Marina on the outskirts of the Bridge. Its position within the Main Centre Outer Area and within a Key Industrial Area and along the main harbour route linking the White Rock to North Side, means it benefits from excellent transport links with good connectivity to both the north of the island and St Peter Port's town centre.

Other occupiers in the vicinity include Norman Piette, Project Hire, Brock Storage, Limeworks, Paul's Joinery, Guernsey Metals, Randalls, Bonsai and Ferry Speed.



Description

Mont Crevelt House is a mixed use building comprising retail, light industrial, medical, storage and office uses.

It is arranged to provide the original building to the front, together with a modern two storey industrial unit to the rear with yard area and ample parking.

The ground floor of the original building is split into three units to provide a veterinary surgery, trade counter for Q3 Services, as well as separate access serving the offices in the remainder of the building. The offices to the first and second floors benefit from a particularly pleasant aspect over the St Sampson's Marina.

To the rear, the industrial unit has independent access but is also linked to the trade counter at the front, by way of a connecting doorway. The unit is arranged over ground and first floors, with a goods lift providing access to the first floor.

As well as ample parking to the rear, the property also benefits from public onstreet parking to the front which makes it extremely convenient for visitors and staff.



Tenancy Schedule

Mont Crevelt House has a strong tenant line up from a diverse range of long-standing tenants, the majority of which have been in occupation for a number of years. The property is fully occupied with the exception of the rear first floor storage unit, which is currently vacant.

Unit	Use	Tenant	Guarantor / Deposit	Area (sq ft)	Parking (spaces)	Lease Commencement	Lease Expiry (To Break)	Rent	Review Date	Review Basis
Ground Floor	Medical	Guernsey Vets4Pets Ltd	N/A	800	4	28/07/2010	27/07/2031 (28/07/2028)	£ 21,684.00	28/07/2025	Market/GRPI
Ground Floor	Retail/Storage	Q3 Services (CI) Ltd	N/A	4,174	5	12/12/2012	30/11/2027	£ 68,001.00	N/A	N/A
Part Ground / First Floor	Offices	Orbitus Trustees (Guernsey) Ltd	N/A	2,543	14	01/04/2011	31/03/2028	£ 87,441.00	N/A	N/A
Rear First	Storage	Vacant		2,921	2					
Part Second	Offices	G&S Carpentry Services 1990 Ltd	£ 1,000.00	136	-	16/03/2015	15/03/2026	£ 5,585.44	N/A	N/A
Part Second	Offices	Paul Joly	£ 1,000.00	173	-	01/10/2024	30/09/2027	£ 7,200.00	N/A	N/A
Part Second	Offices	Habitat Ltd	£ 1,000.00	221	-	29/01/2024	28/01/2026	£ 4,000.00	N/A	N/A
TOTAL				10,968	25			£ 193,911.44		

All the leases, other than those for the second floor, benefit from FRI leases with a service charge in respect of the common parts and external areas.

Ground Floor



Vets 4 Pets Reception



Vets 4 Pets Treatment



Q3 Reception



Q3 Storeroom

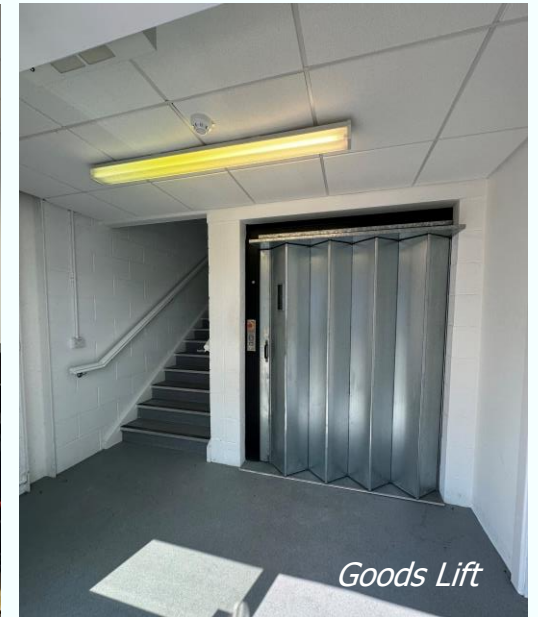
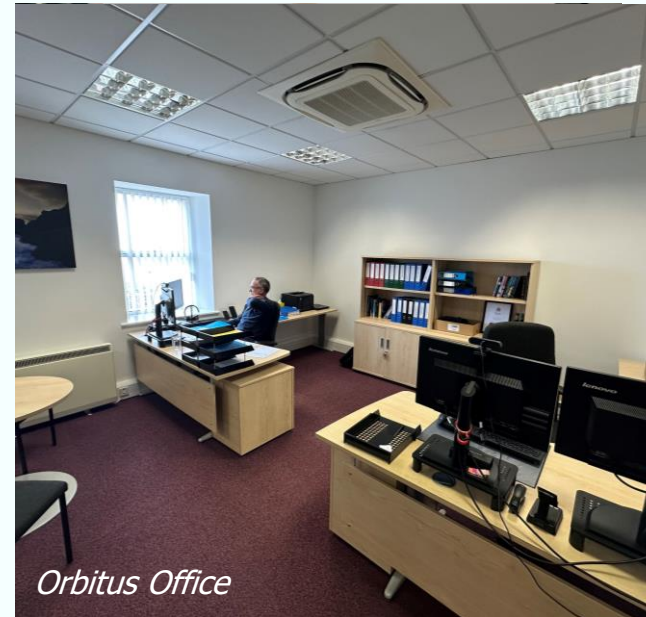


Access to First Floor



Q3 Storeroom

First Floor



First & Second Floor



G & S Carpentry – Second Floor



Habitat – Second Floor



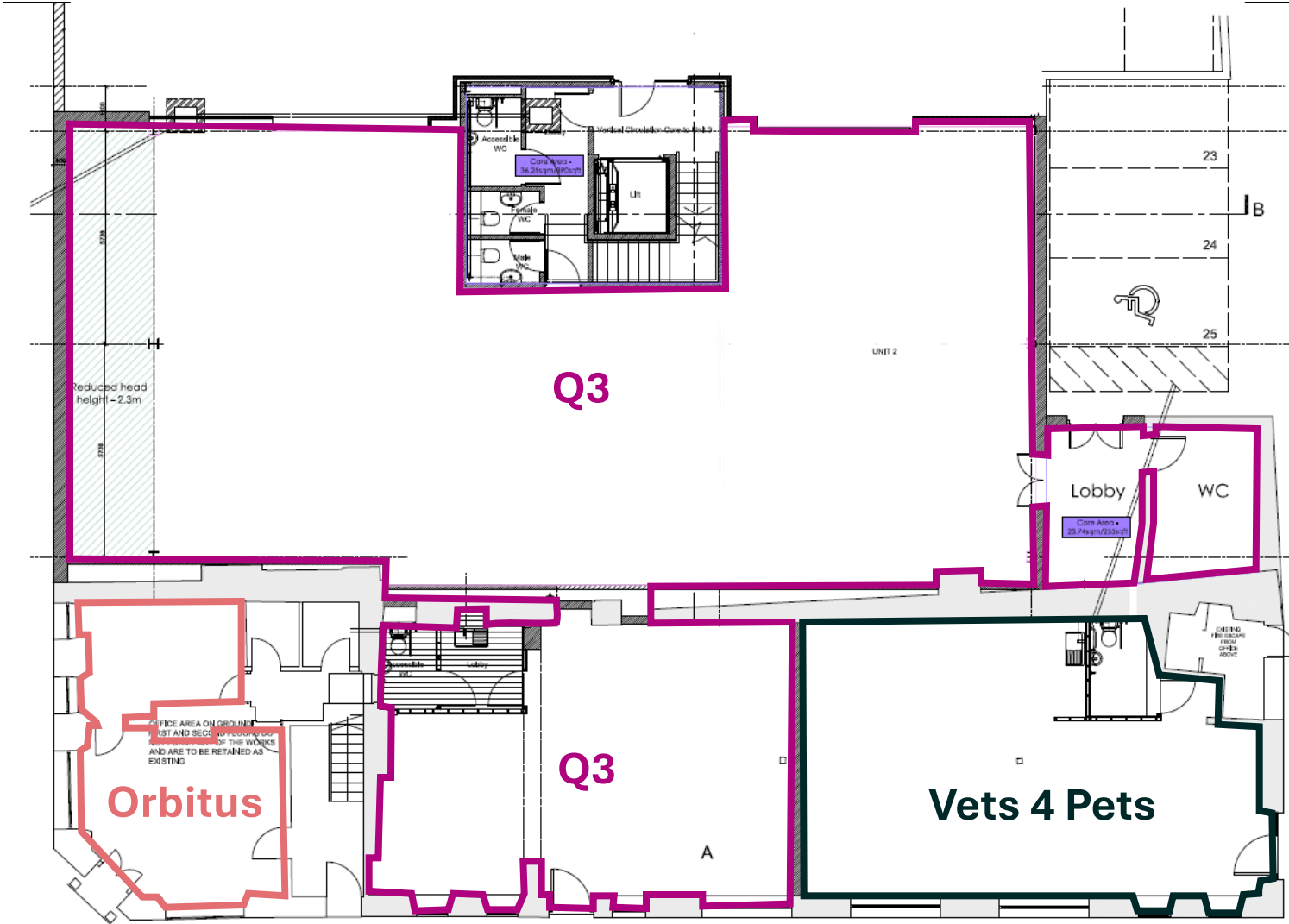
First Floor - Storage



First Floor - Storage

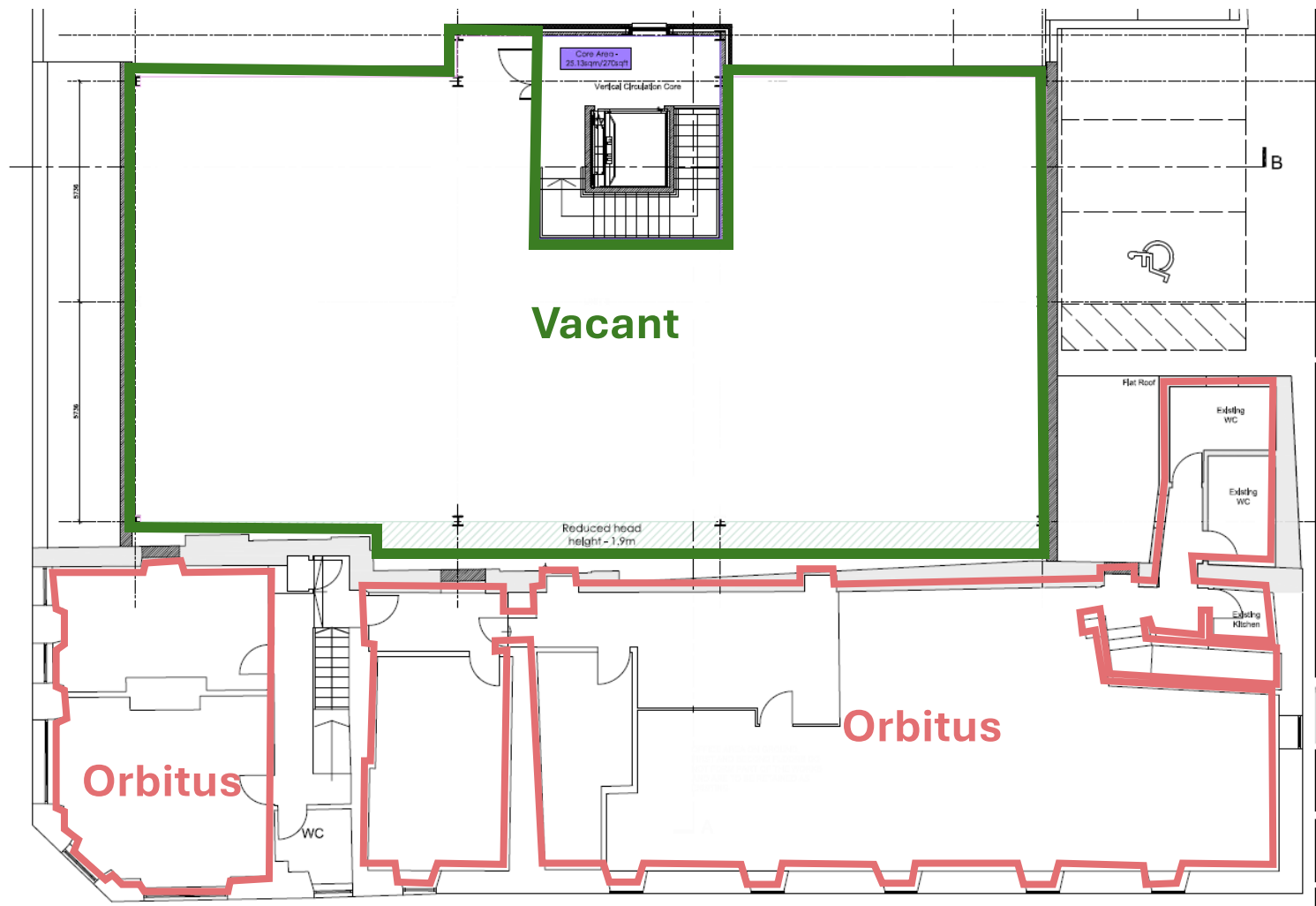
Floor Plans

Ground Floor

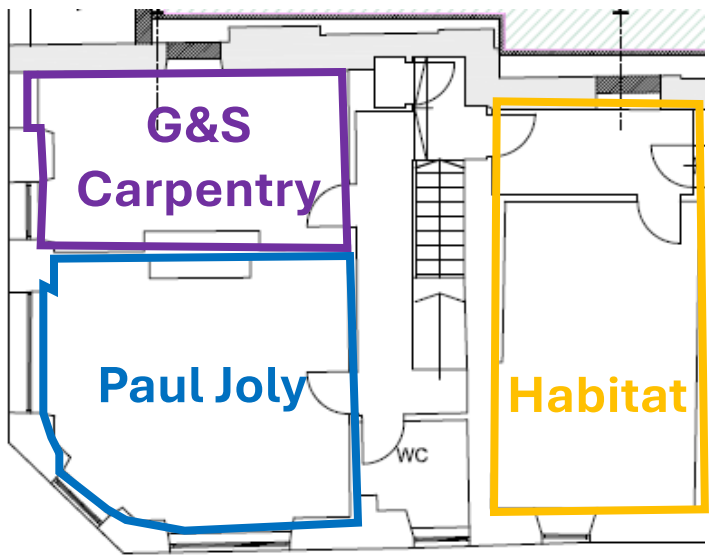


Floor Plans

First & Second Floors



First Floor



Second Floor



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

Mont Crevelt

House

Bulwer Avenue | St Sampson | Guernsey



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Sole Agents

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