

RETAIL & SHOWROOM | MIXED USE | INDUSTRIAL USES | STORAGE & DISTRIBUTION

# FOR SALE / TO RENT

## RARE OPPORTUNITY



RETAIL WAREHOUSE & STORAGE FACILITY  
PLUS YARD AREAS & PARKING

 **WATTS**  
PROPERTY CONSULTANTS

**FORMER CHANNEL ISLAND CERAMICS  
FOREST ROAD  
GUERNSEY  
GY8 0AB**





## INVESTMENT & LEASING SUMMARY

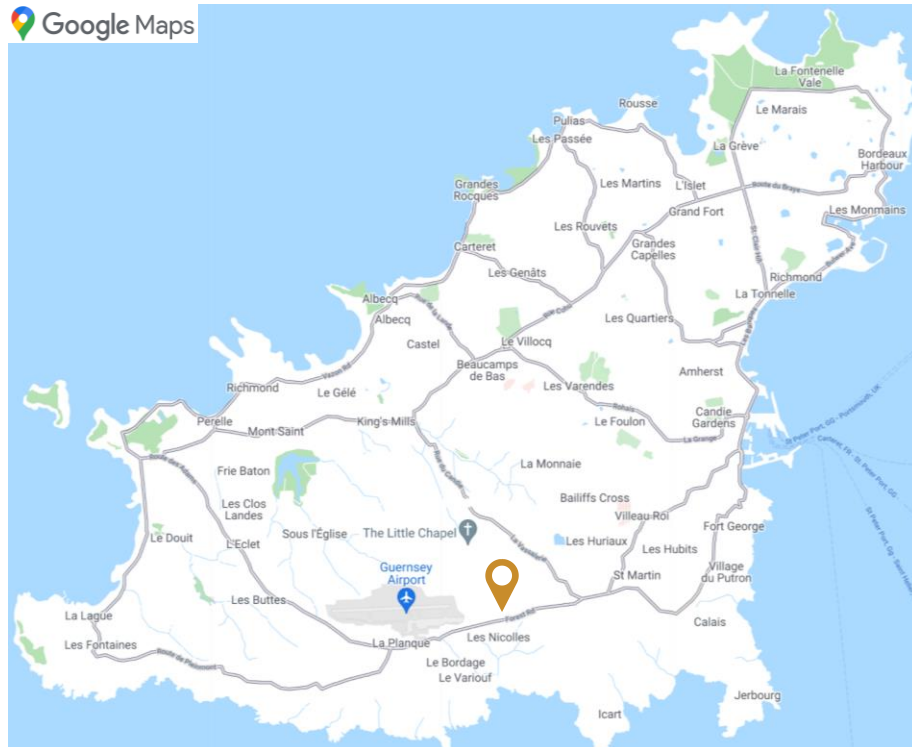
- Opportunity to acquire or rent a sizeable self-contained purpose-built retail warehouse with substantial basement storage facility and onsite parking
- The Property extends to a gross internal area of 17,300 sq ft and provides a retail showroom and ancillary offices on the ground floor, with superb secure storage with separate access at basement level
- External area with 38 parking spaces and capacity for up to 41.
- Situated on the main arterial route connecting St Peter Port to the Airport
- Extremely prominent main road frontage
- Regularly shaped site extending to 2,335 sq m (0.58 acres)
- Excellent eaves heights of 3.5 m (basement)
- Offered with vacant possession
- Benefitting from a rare consent for Retail Use Class 10 – comparison retailing
- Opportunities for a range of alternative uses subject to the policies of the Island Development Plan
- Suitable for investment purposes, owner occupation or rental
- Freehold / Leasehold
- Freehold offers sought in excess of **£3,000,000** (Three Million Pounds), equating to Capital Value averaging £173.40 psf. Rental Terms available upon request.

# PROMINENT POSITION

The site is located in the parish of the Forest, along the **main arterial route** connecting the western parishes and the Airport to St Martin's Village Centre and St Peter Port Town Centre.

It therefore occupies an **extremely prominent** and **accessible position**, with other occupiers nearby including Forest Road Garage, St Martin's Simply Food, Vets 4 Pets, Matalan, Forest Stores, Aigle Hangar, Refco, Van Mossel Jacksons and Motor Mall.

DESTINATION	MILES	TIME (MINUTES)
Saint Peter Port Harbour	3.4	15
Saint Sampson Harbour	5.3	23
Guernsey Airport	0.8	16



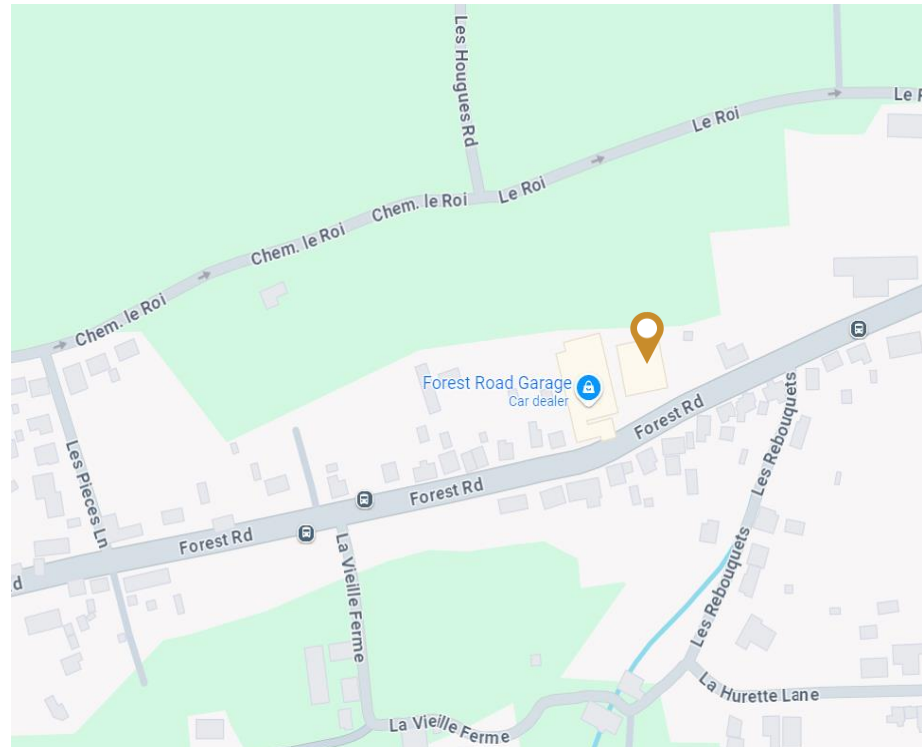
# RANGE OF USES

The Property currently benefits from Retail Use Class 10 (General Retail).

This use is extremely unusual for properties outside of Main Centres, as change of use to this use is no longer permitted under the current Island Development Plan. Guernsey's restrictive planning regime and limited land mass therefore means there is a **significant supply constraint** for large comparison retail units outside of the Main Centres and Local Centres. There is also limited provision for good storage units. This unique mix, with no similar alternatives available or in the development pipeline, provides an **extremely rare opportunity**.

Whilst Use Class 10 offers a rare opportunity for larger retail operators, change of use away from this use to alternative uses would also be permitted where it accords with other relevant policies of the Island Development Plan.

The Property therefore offers a **number of opportunities**, particularly given the large provision of good quality storage at lower ground level.





# PURPOSE BUILT

The Property comprises a regularly shaped site upon which is a modern retail warehouse providing ground floor retail premises with an integral basement storage facility, with independent vehicular access. It is of a steel portal frame construction with cavity blockwork infill walls under high profile steel insulated sheet roof with hipped roofline to the front.

The ground floor is presented as a retail showroom and is regularly shaped with minimal columns providing clear sightlines throughout the floor plate. To the rear it has ancillary offices and provides access to the storage facility at basement level. The basement storage facility also benefits from a ramped entrance with electrically operated roller shutter door providing good vehicular access.

Externally the building is set in landscaped surroundings with paved parking / yard area, providing parking for 38 vehicles.

# TENURE

The Property is held on a freehold basis and is available for sale or rental.





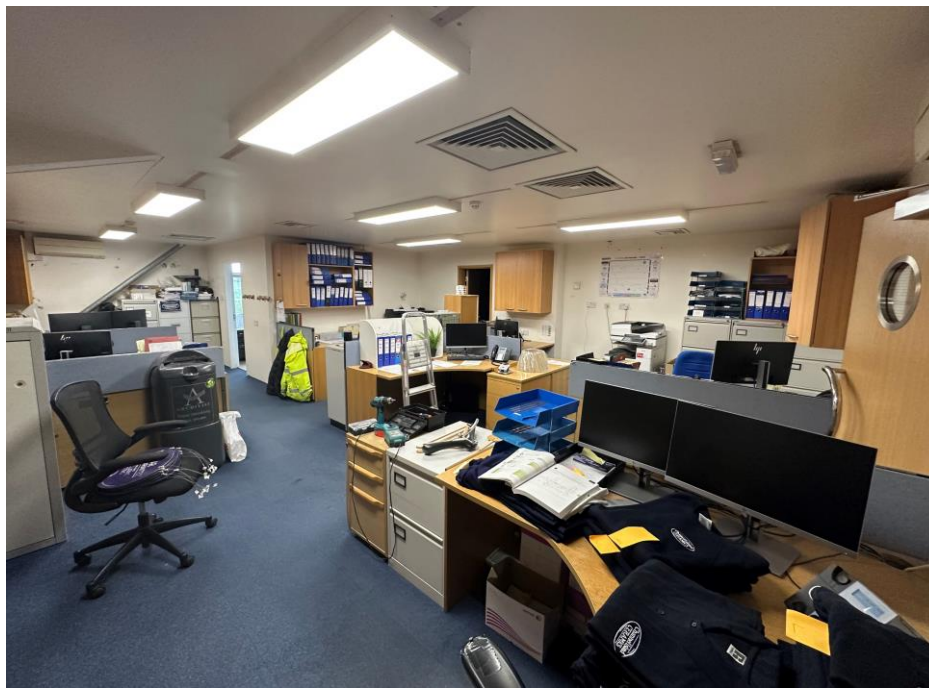


## ACCOMMODATION

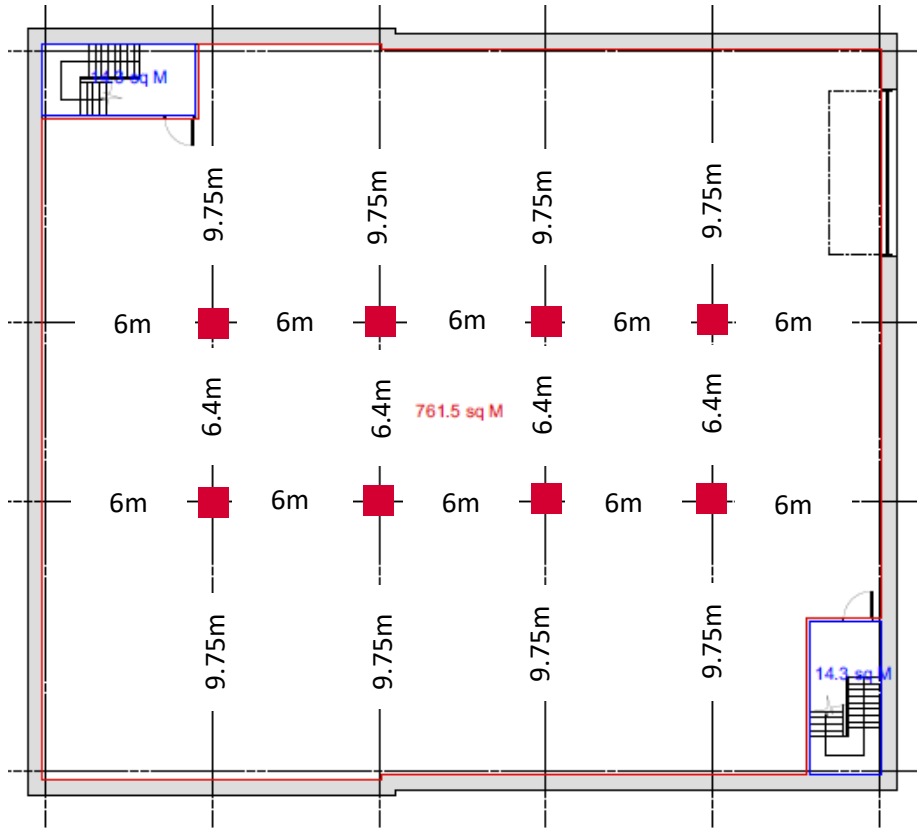
The Property occupies a 0.58 acres site and provides 17,296 sq ft of retail warehousing and storage over two floors, as well as 38 parking spaces and capacity for up to 41.

Level	Use	sq m	sq ft
<b>Ground Floor</b>	Retail Showroom	596.84	6,424
	Ancillary Offices	160.43	1,727
	Kitchen	1.33	14
	WCs/Shower	19.00	205
	Entrance	10.58	114
	Other	28.60	308
	<b>Total</b>		<b>816.78</b>
<b>Basement</b>	Storage	761.50	8,197
	Other	28.60	308
	<b>Total</b>	<b>790.10</b>	<b>8,505</b>
<b>GRAND TOTAL</b>		<b>1,607</b>	<b>17,296</b>





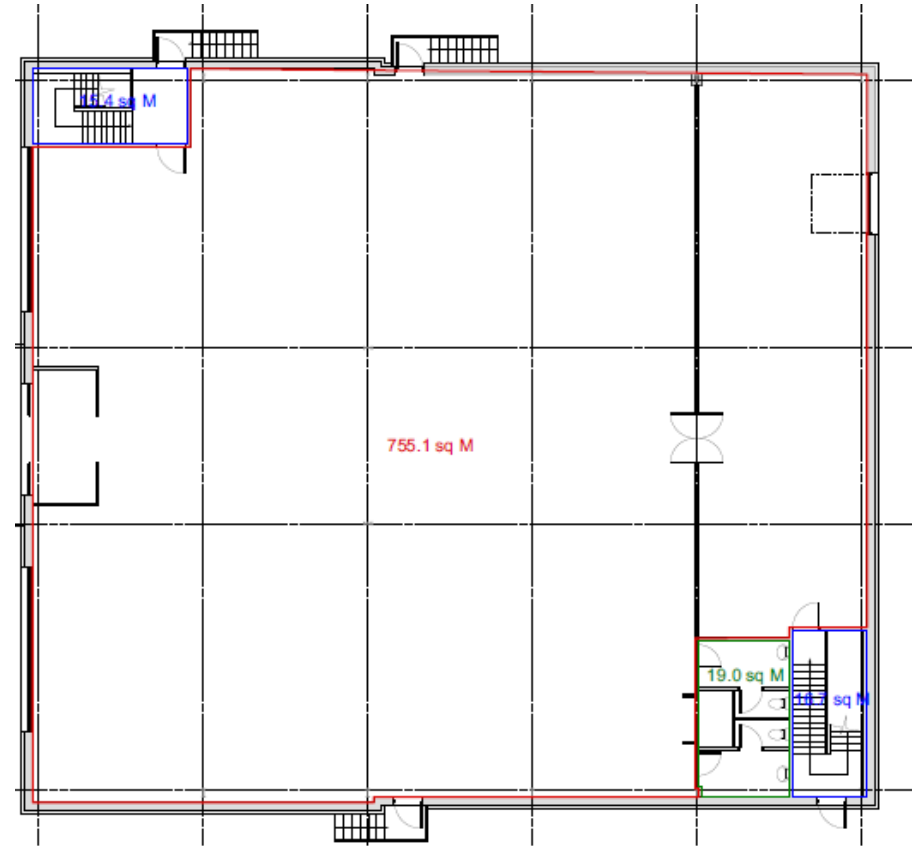
# FLOOR PLANS



Basement Plan

Key

■ - Column



Ground Floor Plan



# BLOCK PLAN







## CONTACT

Please contact SOLE AGENTS for further information and viewings:



**JOANNA WATTS MRICS**  
**DIRECTOR**  
+44 (0) 7781 130 686  
[jo.watts@watts.property](mailto:jo.watts@watts.property)

**WING LAI MRICS**  
**DIRECTOR**  
+44 (0) 7781 412 578  
[wing.lai@watts.property](mailto:wing.lai@watts.property)

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## PROPOSAL

Offers sought in excess of **£3,000,000** (Three Million Pounds), reflecting a Capital Value averaging £176.50 psf.

Rental terms are available upon request.