

Estate House, Paragon House & 3 College Street

St Peter Port, Guernsey

Freehold

Estate House, Paragon House & 3 College Street

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Key Features

- Prominent location in the centre of St Peter Port
- Excellent passing trade
- Mixed-use investment
- Includes five offices and four flats
- Anchored by Swoffers Ltd, one of Guernsey's largest and longest standing estate agents.
- Generating income of **£213,397 per annum**
- Potential for rental growth on the letting of the vacant units and following the rent review under the Swoffer's lease in September 2026.
- Price upon application.



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Location

The three properties are located along College Street and Ann's Place in the centre of St Peter Port. They therefore occupy a prominent position in the heart of Guernsey's financial district.

The surrounding vicinity is dominated by some renowned buildings such as Elizabeth College, St James Concert Hall and The OGH, Guernsey's only 5* hotel.

The vicinity has a large number of well-established and diverse companies within the finance and legal sectors.

These include:



**Estate House,
Paragon House
& 3 College Street**

Location Plan



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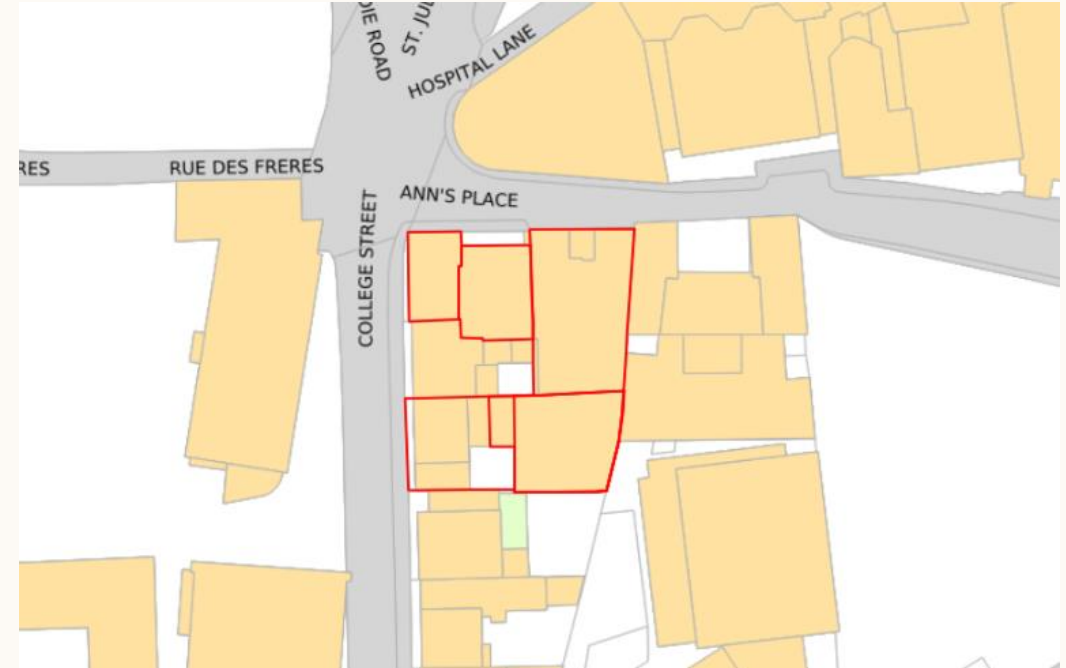
Site Plan



View from above



View from St Julian's Avenue



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Estate House, Paragon House & 3 College Street

Description

The properties for sale comprises three commercial buildings, known as Estate House, Paragon House & 3 Collage Street, as follows:

Estate House comprises three stories, all let to Swoffers. The ground floor comprises a well-specified reception area and covered parking for five cars, with the first and second floors comprising offices and boardrooms. The staff room is also located on the second floor, together with additional storage.

The ground floor benefits from large bay windows currently being used for displays making it ideal for use by the current occupier.



Paragon House is situated directly to the east of Estate House and benefits from the same uPVC sash windows on the first floor with two captain style dormer windows on the second floor. It includes two offices. One is occupied by Swoffers, who have knocked through to Estate House to create an open plan office. The other is occupied by AGI Services Limited. The property also offers two well-maintained flats which are situated on the second floor, both of which are let. In addition, there are seven secure parking spaces located in the car park on the ground floor.

3 College Street is situated two properties up from Estate House and benefits from a sizeable communal courtyard which is accessed through an archway, separating it from the main road. The courtyard provides direct access into the Paragon House Car Park, with the property comprising three independent offices, two on the ground floor and one on the second.

3 College Street also includes three flats, two of them are included in the sale. The third flat is owned by an independent party.

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Premises	Use	Floor	Area (sq m)	Area (sq ft)
Estate House	Office	Whole Building	174	1,878
Estate House	Parking			5 spaces
Paragon House	Office	First	137	1,477
Paragon House	Office	Ground	38	407
Paragon House	Parking			7 spaces
Paragon House Flat A	Residential	Second	70	757
Paragon House Flat B	Residential	Second	37	400
3 College Street	Office	Ground	25	269
3 College Street	Office	Ground	79	855
3 College Street	Office	Second	101	1,091
3 College Street Flat 1	Residential	First	41	438
3 College Street Flat 3	Residential	Second	65	695
TOTAL			768	8,267



Tenancy Schedule - Commercial

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Commercial Premises	Floor	Use	Tenant	Deposit	Lease Commencement	Lease Expiry	Break	NIA (sq ft)	Rent	Review Basis	Notes
Estate House	Whole Building	Office	Swoffers Limited	N/A	29/09/2023	28/09/2035	29/09/2029	3,355	Available on request	3 yearly Market	Minimum uplift on first review. IRI terms plus cap on replacements of £625 per item subject to GRPI.
Paragon House	First Floor	Office									
Paragon House	Spaces 5 & 6	Parking									
Paragon House	Ground Floor	Offices	AGI Services Limited	£1,700.00	29/09/2023	29/09/2024	N/A	407	Available on request	N/A	Inclusive of all costs other than electricity, telephone and internet.
Paragon House	Space 1	Parking									
Paragon House	Space 2	Parking	Private Individual	N/A	01/6/2024	Rolling (3 Month Notice)	N/A	N/A	Available on request	N/A	
Paragon House	Space 3	Parking	Canaccord Genuity Wealth (International) Limited	N/A	01/10/2023	Rolling (3 Month Notice)	N/A	N/A	Available on request	N/A	
Paragon House	Spaces 4	Parking	Private Individual	N/A	15/5/2024	Rolling (3 Month Notice)	N/A	N/A	Available on request	N/A	
Paragon House	Space 7	Parking	Sydney Charles	N/A	01/10/2023	Rolling (3 Month Notice)	N/A	N/A	Available on request		
3 College Street	Ground Floor	Offices	Allied Special Opportunities Limited	£1,000.00	01/10/2023	Rolling (Six Weeks' Notice)	N/A	272	Available on request		Inclusive of all costs other than electricity, telephone and internet.
3 College Street	Ground Floor	Offices	Adv Chris Green & Paul Lockwood (trading as Lefebvre Chambers)		01/10/2023	31/03/2030	31/3/2026 31/3/2028	754	Available on request	Annual to GRPI subject to collar and cap of 2.5% and 5%	Effective FRI with contribution to service charge, insurance and TRP.
3 College Street	First Floor	Offices	Vacant					1,091			
TOTAL								5,879	£145,597.00		

Tenancy Schedule - Residential

Residential Units	Use	Deposit	Lease Commencement	Lease Expiry	Area (sq ft)	Rent
Flat 1, 3 College Street	Residential	£800.00	01/08/2023	31/07/2024	436	£9,600.00
Flat 3, 3 College Street	Residential	£1,900.00	14/08/2024	13/08/2025	695	£22,800.00
Flat A, Paragon House	Residential	£1,700.00	Anticipated: 1/10/2024	30/09/2025	757	£20,400.00
Flat B Paragon House	Residential	£1,200.00	26/04/2024	25/05/2025	400	£15,000.00
		£5,600.00			2,288	£67,800.00



swoffers

- Estate House and Paragon House are anchored by Swoffers Limited as principal tenant.
- Swoffers are one of the largest and most experienced residential estate agents in Guernsey employing over 25 staff.
- Swoffers have been trading since 1972 and have been tenants of Estate house and Paragon house since 1977.
- They have 11 years left on their lease (with a break on 29 September 2029).

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