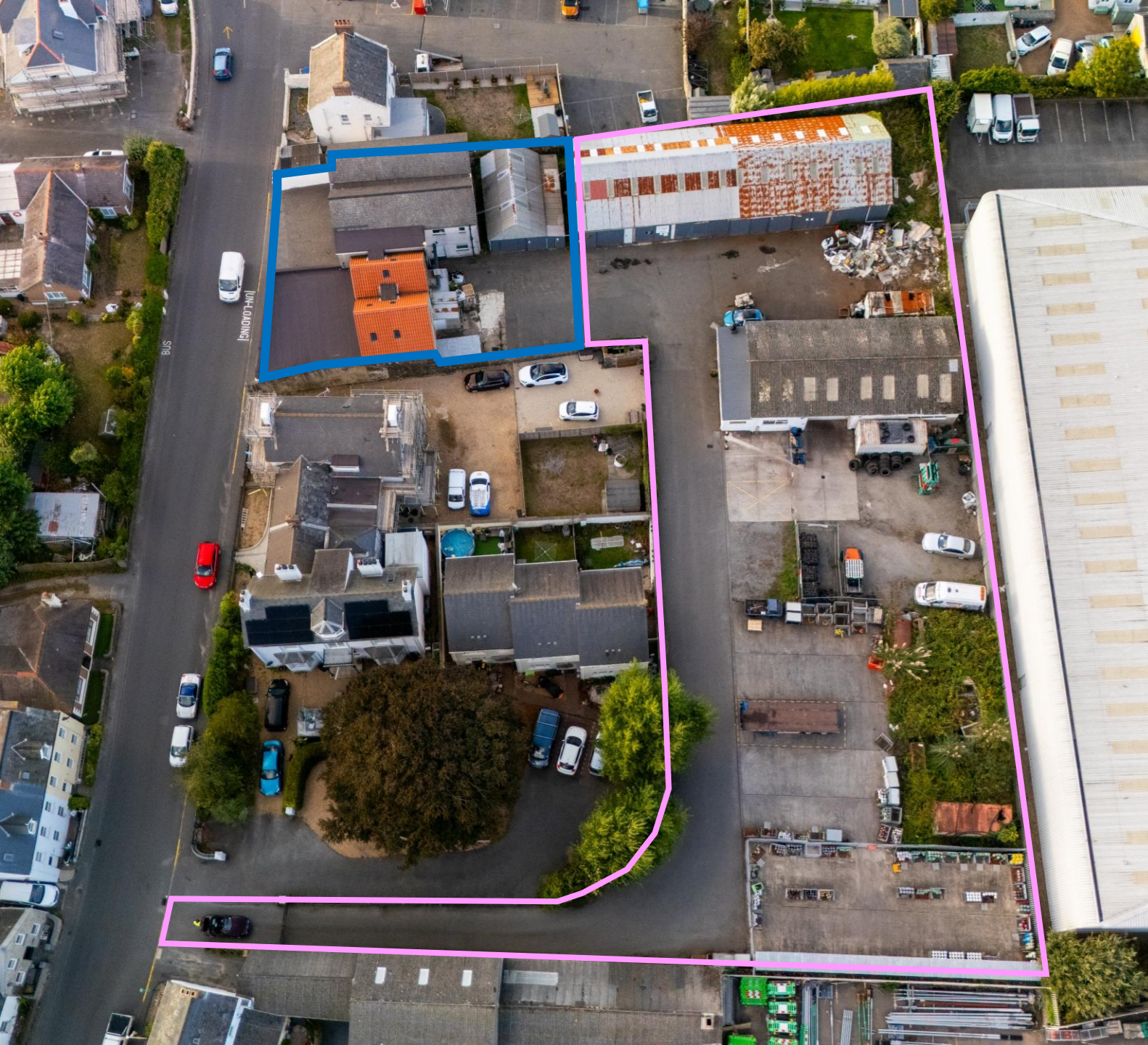


BOUGOURD & HARRY SITE

A Mixed Use Site
FOR SALE

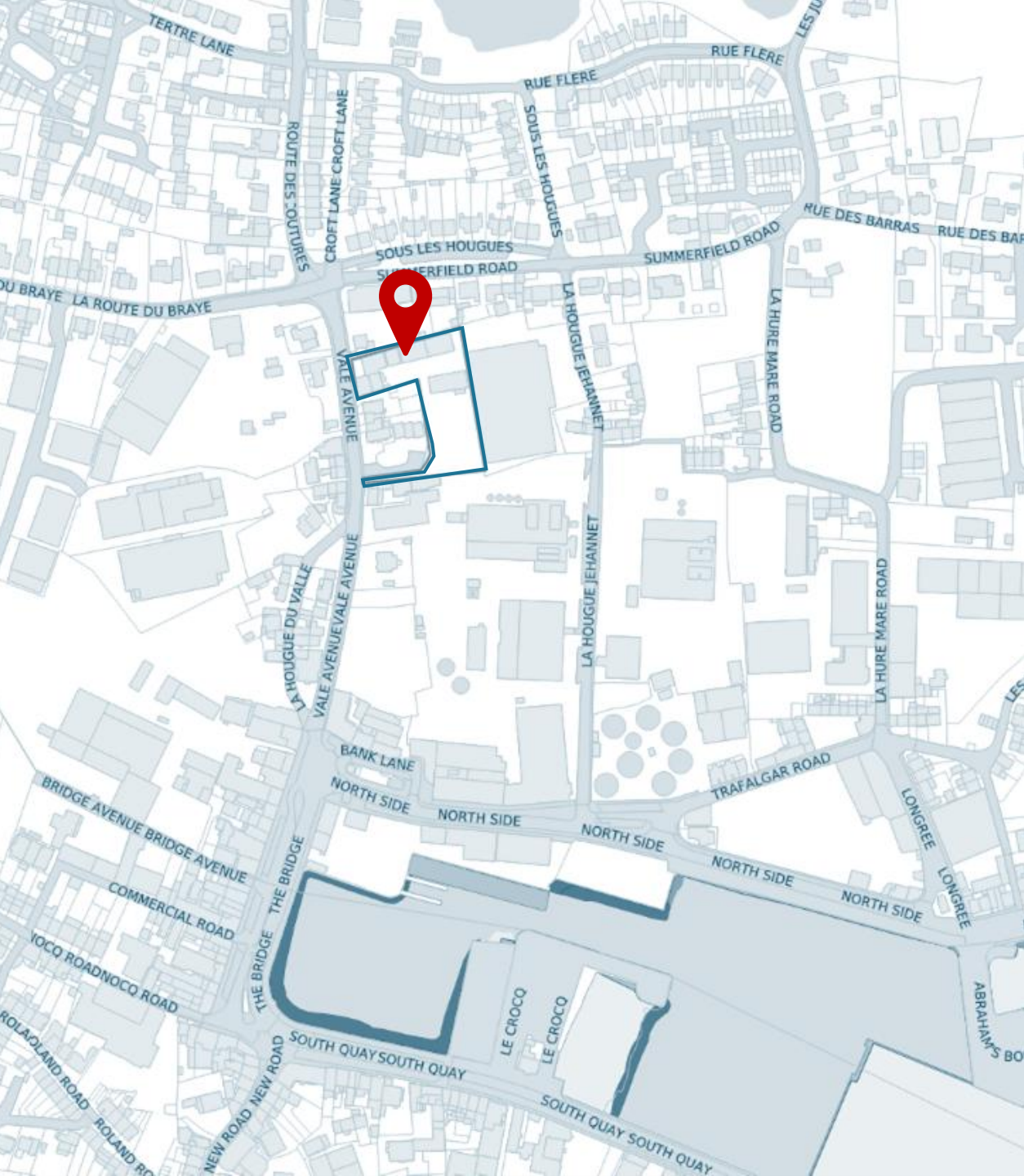
Vale Avenue | Vale



KEY FEATURES

- 0.85 acre mixed use development site
- Situated within a Main Centre (blue land) and a Key Industrial Area (pink land)
- Central location with good access in close proximity to the Bridge
- Opportunity for a wide range of uses including:
 - BLUE LAND - Retail, medical, residential, F&B, office or leisure
 - PINK LAND – light industrial and storage
- Available separately or as a whole
- Offers invited in excess of £750,000 (Blue Land) and £1,250,000 (Pink Land)
- Sale of business can also be considered





Situation

The **Bougourd & Harry Site** is situated in the north of the island and is extremely well positioned on the outskirts of the Bridge in close proximity to Braye Road, North Side and St Sampsons Marina.

It is therefore situated in a Main Centre and a Key Industrial Area close to a number of amenities and businesses including Marine & General, Vale Garage, Morrisons and a number of restaurants and retail outlets. It is also in close proximity to the unrestricted Container Route which runs from the White Rock to Northside and Leale's Yard which has recently been acquired by the States of Guernsey.



About the Site

The Bougourd & Harry Site is a regularly shaped 0.85 acre site the form of an “L”. It comprises a **substantial yard area** with dedicated access from Vale Avenue and currently includes an industrial unit occupied by “Pit Stop” on a **short term lease**. In addition there is a storage unit at the northern end. A retail unit, stores and offices currently occupied by Bougourd & Harry is situated in the north western section of the site with direct access from Vale Avenue, by way of a **parking apron** providing **prominent frontage**. Bougourd & Harry occupy three separate buildings, with additional parking to the rear.

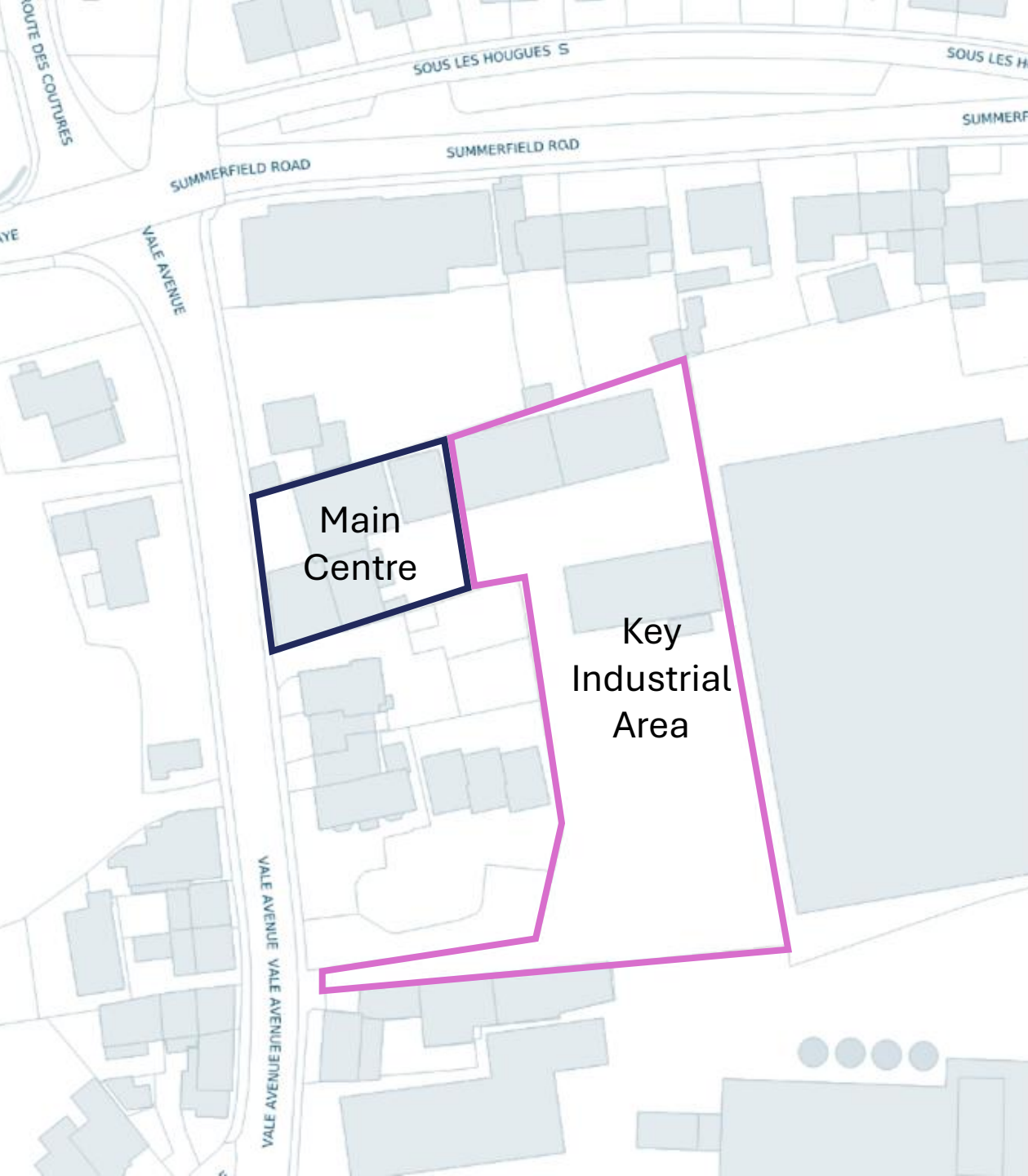
Current Occupiers

The Subject Property is occupied by various parties on short term flexible leases. This will enable prospective parties to secure vacant possession, if required and within relatively short order:

- Bougourd & Harry currently occupy the Main Building and Older Building under an informal lease agreement and would be prepared to discuss an orderly exit on a timeframe to suit the purchaser.
- Pitstop currently pay a rental of £27,923.40 per annum on a lease for the workshop and 3,092 sq ft of the yard. This lease is mutually terminable by way of twelve months’ written notice. The tenant is also obliged to reimburse the landlord its share of TRP, insurance, rates and utilities.
- BOC occupy a sectioned part of the yard area for the storage of gas cylinders. This is on a free of charge basis, albeit with consideration being paid to the Landlord based on the number of cylinders handled and the maintenance of standards of operation set by BOC. Labour and property costs are offset against this income.

Accommodation

		SQ M	SQ FT
Main Building			
Ground Floor	Bougourd & Harry	125.53	1,351
First Floor	Bougourd & Harry	97.42	1,049
		222.95	2,400
Older Building			
Ground Floor	Bougourd & Harry	139.78	1,505
First Floor	Bougourd & Harry	57.97	624
		197.75	2,129
Stores			
Ground Floor	Bougourd & Harry	216.00	2,325
Mezzanine	Bougourd & Harry	78.60	846
		294.59	3,171
Workshop			
Ground Floor	Pitstop	205.59	2,213
		205.59	2,213
TOTAL		920.88	9,912



Planning

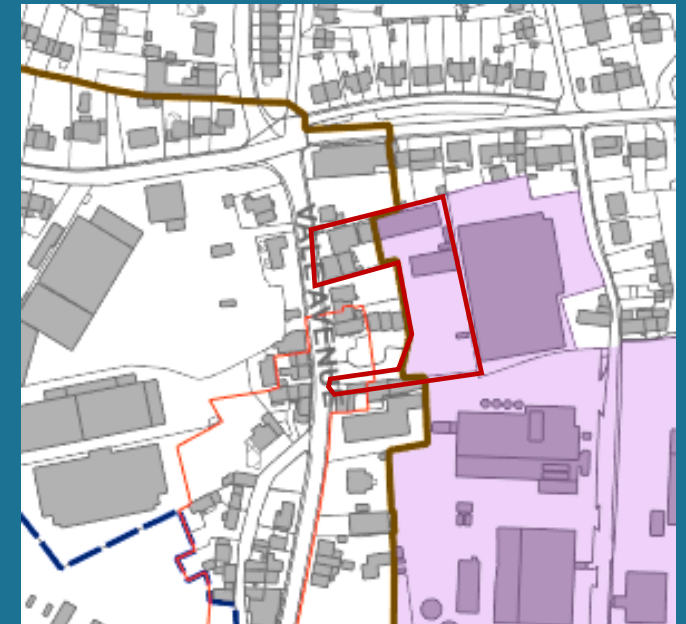
Under the Island Development Plan, part of the property is located in a Main Centre and part is located a Key Industrial Area. Planning policies within Main Centres are extremely flexible and will permit a wide variety of uses, including residential and commercial uses. Within Key Industrial Areas proposals for new industrial or storage and distribution developments will be supported. An owner's declaration can be provided for those wishing to have further discussions with the Development & Planning Authority.

Services

The site is serviced with single supplies for electricity and water, together with 3 phase power. Servicing comes into the site via the Bougourd & Harry Building. The site also benefits from mains drains.

Tenure

Freehold.



Extract from Island Development Plan



The Opportunity

The Subject Property provides a **unique combination** of opportunities by virtue of it falling within both a Main Centre and a Key Industrial Area. This enables it to be developed **separately** or as a **whole**. As development land within main centres is **rare**, this is an opportunity not to be missed.



Proposal

Offers are invited for the Subject Property either separately as a whole as follows:

BLUE LAND: in excess of £750,000 **PINK LAND:** in excess of £1,250,000



Sole Agent

**Contact for further
information**

Wing Lai MRICS
Director
+44 (0) 7781 412 578
wing.lai@watts.property

Joanna Watts MRICS
Director
+44 (0) 7781 130 686
jo.watts@watts.property