

16 Cornet Street

St Peter Port, Guernsey

Self-Contained Offices



Total Space
1,213 Sq Ft

Location
Central

Views
Stunning Sea Views

Price
+£450,000

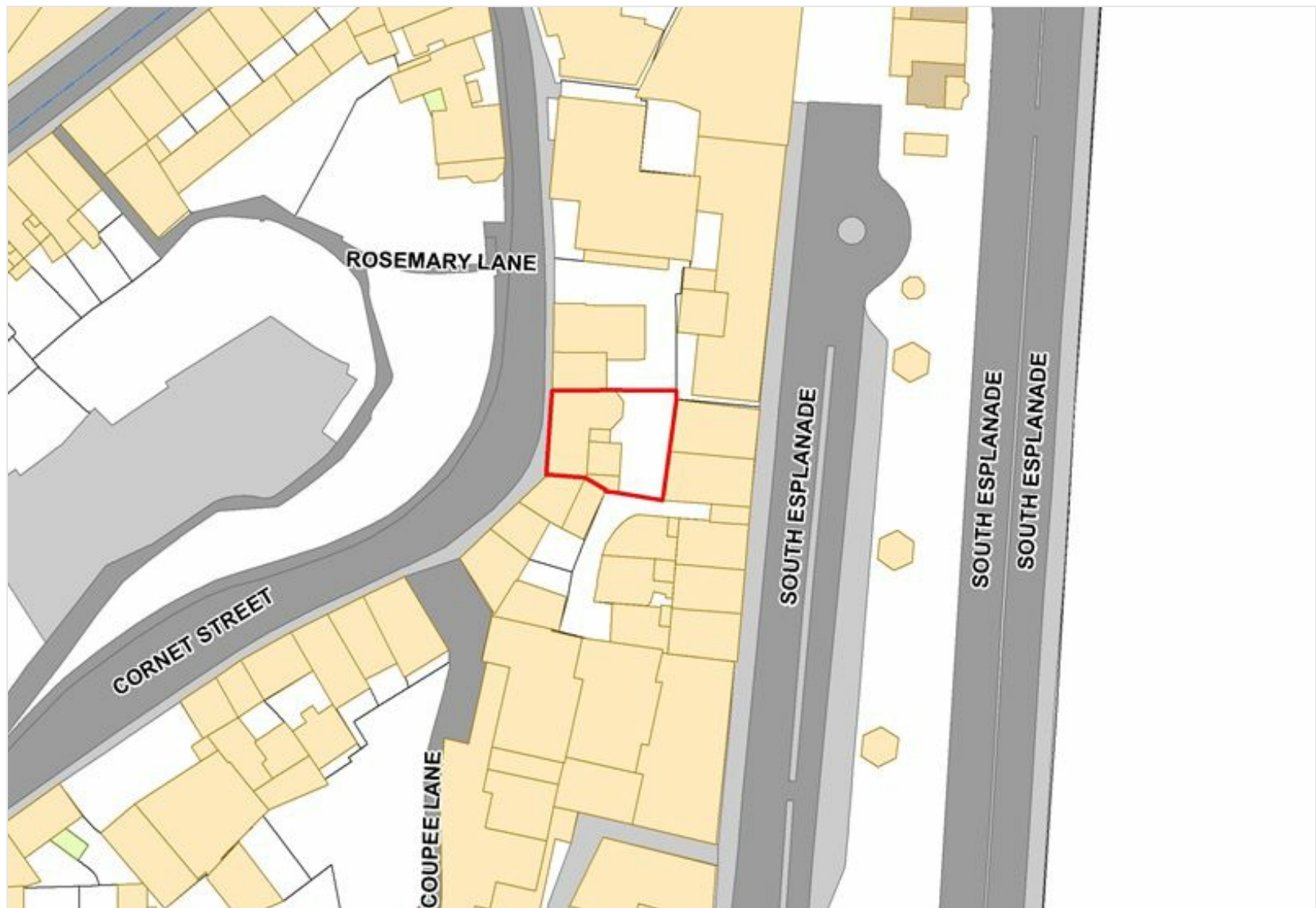
Arrangement
Two Floors

16 Cornet Street is centrally located on Cornet Street, St Peter Port. It lies in an established office location, in close proximity to the High Street and the Market Buildings. It is a mid terrace property arranged over ground and lower ground floors.

LOCATION

16 Cornet Street is centrally located on Cornet Street, St Peter Port. It therefore lies in an established office location, in close proximity to the main retail pitches on the High Street and the Market Buildings.

It also benefits from being conveniently located by the bus terminus, taxi rank, the Albert Pier public car park and the long stay public car parking along the South Esplanade, Castle Pier and Havelet. Short term, on-street, car parking is also available along Cornet Street.



DESCRIPTION

16 Cornet Street is a mid terrace office premises which is arranged over ground and lower ground floors. It is accessed directly from street level via a timber door. At ground floor level, the accommodation is predominantly open plan. An office has however been formed using demountable partitions. It has been fitted with wood effect floors and a mixture of spot lights and fixed office lighting. The lower ground floor provides two open plan areas together with some storage accommodation. It has been fitted with carpet tiled flooring and ceiling mounted office lighting. A kitchenette and toilet facilities are also located on this level. From the lower ground floor, one is able to access an courtyard which serves the property. The property has wall mounted heaters throughout and both floors have the benefit of attractive roof top and sea views.

ACCOMMODATION

16 Cornet Street provides approximately 1,213 sq ft of accommodation. This comprises the following:-

Ground Floor	Office	371 sq ft
Lower Ground	Main Office	444 sq ft
Lower Ground	Rear Office	200 sq ft
Lower Ground	Storage	146 sq ft
Lower Ground	Kitchen	52 sq ft
	TOTAL	1,213 sq ft

TENURE

Freehold

AVAILABILITY

The freehold of the property is available to purchase immediately with vacant possession

LEGALS

All terms are subject to contract.

Each party shall bear their own legal costs in connection with this transaction.



Our Services

Watts Property Consultants are able to offer the full range of commercial property services to meet clients' requirements.



Valuation

We have a team of RICS Registered Valuers who combine experience, local market knowledge and high standards of professionalism to provide valuation reports tailored to provide clients with the information they require.

Property Management

Our dedicated Property Management Team has a broad range of technical and financial management skills to ensure the properties we manage are in safe hands.

FURTHER INFORMATION & VIEWING

Joanna Watts

MA Cantab MRICS | RICS Registered Valuer
T: 01481 740071 M: 07781 130686
E: jo.watts@watts.property

Wing Lai

MRICS | RICS Registered Valuer
T: 01481 740071 M: 07781 412578
E: wing.lai@watts.property

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