

2, Victoria Road Site

St Peter Port

Investment / Development

£2,100,000



Total Space
4,058 Sq Ft

Site Area
0.16 acres (377 m2)

Location
Central

Use
Retail & Residential

Opportunity For
Development

Available
Immediately

2, Victoria Road is a 0.16 acre site comprising six buildings, in the centre of St Peter Port. It is available to purchase with the benefit of existing leases and includes a restaurant with onsite staff accommodation, wine bar, retail unit, three two bedroom apartments and three one bedroom apartments.

LOCATION

The 2, Victoria Road site is centrally located in St Peter Port, approximately 700m to the west of St Peter Port's town centre and the amenities it has to offer.

The site occupies a corner position at the junction where Vauvert meets with Lower Vauvert and Victoria Road. It therefore sits in a prominent position on a public roadway.

Although located in a predominantly residential area, non-residential uses in the area include office developments, schools, restaurants/take-away outlets and numerous retail units.





DESCRIPTION

The 2, Victoria Road site comprises six buildings which, when combined, have an approximate site area of 0.16 acres (4,058 sq m). The site comprises:

2, Victoria Road

A three storey property comprising a restaurant on the ground and first floors together with staff accommodation on the third floor. The staff accommodation comprises three bedrooms and one bathroom whilst the restaurant currently offers a kitchen, WC facilities, takeaway area, bar and approximately 53 covers on the ground floor. At first floor level are additional WC facilities, stores and a private function room. It is worth noting, the ground floor restaurant area has been extended into the neighbouring Menin House which sits to the east.

Menin House, Vauvert

In addition to the restaurant's extension at ground level, Menin House also offers a two bedroom maisonette on the floors above. The maisonette has a dedicated entrance and offers a kitchen and lounge on the first floor, whilst the second floor has two double bedrooms and a bathroom.

4, Victoria Road (Ypres House)

Arranged over three levels, a wine bar occupies the ground floor and there are two one bedroom apartments on the upper levels. The apartments have a shared entrance and stairwell.

12 Bailleul House, Vauvert

Accessed via a dedicated entrance directly from street level, Bailleul House offers a two bedroom and one bedroom apartment. Flat 1 over looks the roadway and has the benefit of a balcony.

13A, Vauvert

Is a retail unit arranged over ground and basement levels. Given its roadside position, it sits in a prominent position with a good level of potential passing trade. Its large window displays also provide an opportunity to display either goods or corporate branding.

13B, Vauvert

Located above 13A, Vauvert is a two bedroom maisonette known as 13B. This maisonette is arranged over the first and second floors. It has a dedicated entrance and offers two double bedrooms, a shower room, lounge and kitchen.

PLANNING & DEVELOPMENT

Under the Island Development Plan, 2016, the site is located within the St Peter Port Main Centre Inner Area and also falls within the St Peter Port Conservation Area. This is positive for the site as development within the Main Centre Inner Area is generally supported.

Although no formal planning application has been made, plans have previously been produced to utilise 4, Victoria Road's staircase to provide a dedicated entrance to the second floor staff accommodation in 2, Victoria Road. By undertaking such works, it will enable the residential elements to be let separately to the restaurant.

The plans, of the potential works, are available for review upon request.

TENURE

Freehold.

The site is available to purchase together with the benefit of the existing leases. Further details on the tenancies are available upon request.

PRICE

The property is available to purchase for £2,100,000 (two million one hundred thousand pounds).

AVAILABILITY

The property is available to purchase immediately.

LEGALS

All terms are subject to contract.

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



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FURTHER INFORMATION & VIEWING

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