

# 15/17 Vauvert

St Peter Port

Investment / Development

£1,600,000



Total Space  
**3,320 Sq Ft**

Site Area  
**0.07 acres (308 m2)**

Location  
**Central**

Use  
**Retail & Residential**

Opportunity For  
**Development**

Available  
**Immediately**

15/17 Vauvert is a 0.07 acre site located in the centre of St Peter Port. It currently offers 2 retail units, 2 bedsits, 2 one bedroom apartments and 14 car parking spaces. It is income producing but has development potential.

## LOCATION

15/17 Vauvert and Back Street Car Park are 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 George Street and Back Street. It therefore sits in a prominent position on a public two-way road.

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







## DESCRIPTION

15/17 Lower Vauvert is a mixed use property comprising two retail units, two bedsits and two one bedroom apartments.

The two retail units are located on ground level and front onto Vauvert. Both are accessed directly from street level and have the benefit of large windows displays fronting onto a public roadway with good levels of footfall and vehicular movements. Within each unit is a WC and kitchenette.

On the upper levels, accessed from the rear of the property via an external staircase is a bedsit and one bedroom apartments on each of the remaining two floors.

The property also has the benefit of a car park to the east which can accommodate up to 14 cars (seven tandem spaces). The car park is finished with tarmac and is accessed directly off Back Street.

In total, the site is approximately 0.07 acres (308 sq m).

## 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 application has been made, plans have previously been produced in respect of a residential development on the Back Street car park. These plans propose a development of two houses arranged over three levels.

On the ground floor, each dwelling would have five car parking spaces, a store and a bin store. On the first floor are two double bedrooms (one with an ensuite bathroom), a family bathroom and study. The second floor provides an open plan living, dining and kitchen area together with a terrace.

Upon request, the plans are available for review.

## TENURE

Freehold.

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

## PRICE

The property is available to purchase for £1,600,000 (one million six 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.





## 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

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