

# Maison Allaire

Smith Street, St Peter Port, Guernsey, GY1 2NG

Office Investment

£1,100,000



Total Space  
**2,188 Sq Ft**

Ground  
**654 Sq Ft**

First  
**581 Sq Ft**

Second  
**569 Sq Ft**

Third  
**384 Sq Ft**

Available  
**Immediately**

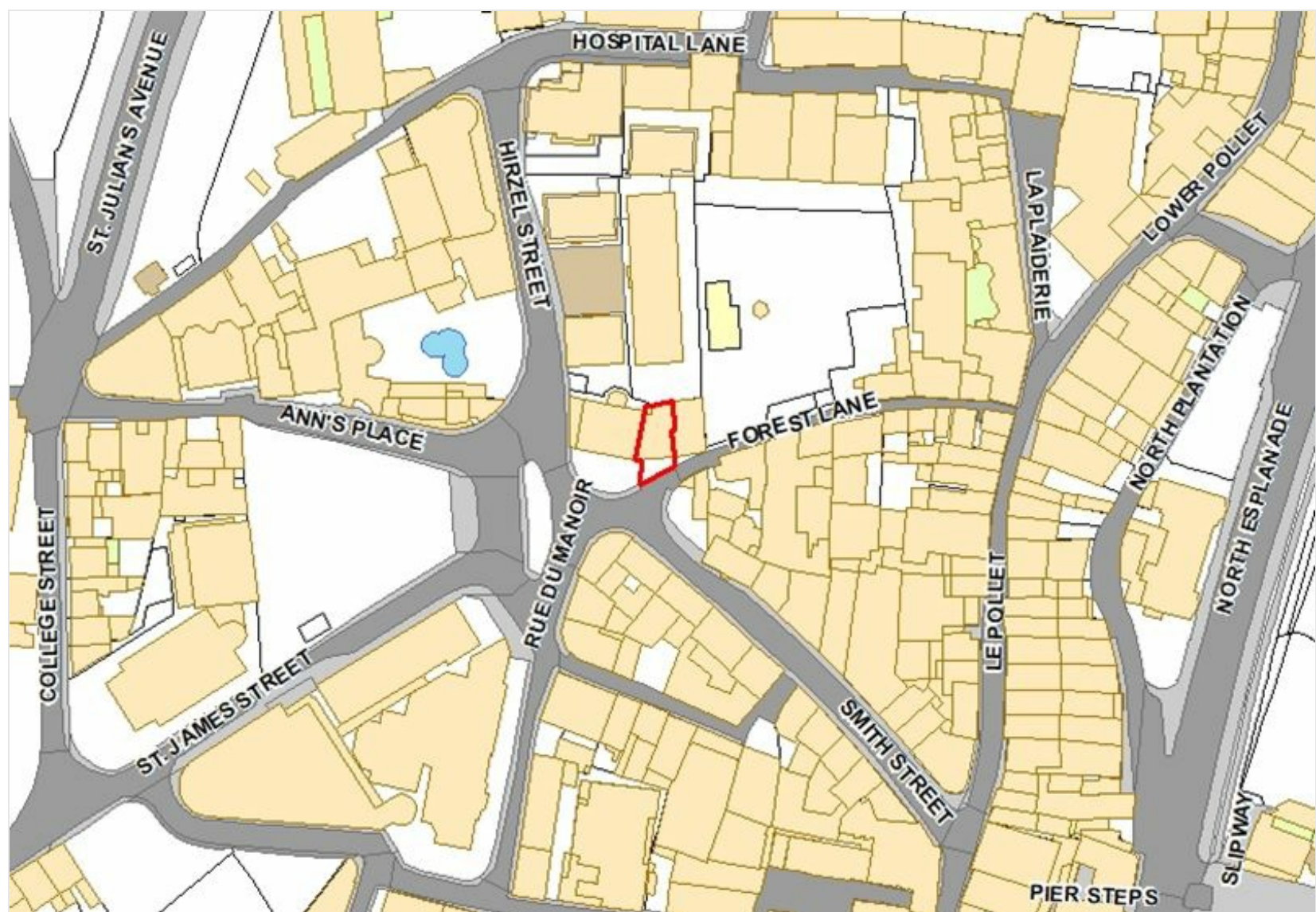
Maison Allaire offers a rare opportunity to acquire an attractive office building in the centre of St Peter Port with dedicated onsite car parking.

## INVESTMENT RATIONALE

- ▣ Located in Guernsey, one of the leading offshore financial centres
- ▣ Attractive period building which has been modernised to provide office accommodation
- ▣ Centrally located with car parking
- ▣ Rare opportunity to acquire a multi-tenanted income producing asset

## LOCATION

Maison Allaire is situated in the centre of St Peter Port at the top end of Smith Street. It therefore occupies a highly central position, in the immediate vicinity of the High Street and the amenities the centre of St Peter Port has to offer.



## DESCRIPTION

Maison Allaire offers a rare opportunity to acquire a multi-tenanted and income producing asset in the centre of St Peter Port.

It is an attractive period building which has been converted to provide modern office accommodation arranged over ground and three upper floors. It has been finished to a good standard and is predominantly fitted with LED lighting, carpet tiled flooring, raised access flooring, power and data points and under floor heating. Where raised access flooring has not been installed, there is perimeter trunking instead.

The property benefits from impressive features throughout. This includes a partly glazed floor which runs through each of the upper floors and an electronically operated skylight in the roof which allows fresh air and natural light into the building.

Externally, there is car parking for approximately four vehicles, two of which have a tandem arrangement.

## ACCOMMODATION

The property provides 2,187 sq ft of office accommodation arranged over ground and three upper floors. This comprises the following:

Floor	Area (sq ft)
Ground	654
First	581
Second	569
Third	384
<b>Total</b>	<b>2,187</b>

## TENANCY DETAILS

The property is currently occupied by three tenants. Further details on these tenancies are available upon request.

The third floor is currently vacant.

## TENURE

Freehold.  
The property is available to purchase.

## PRICE

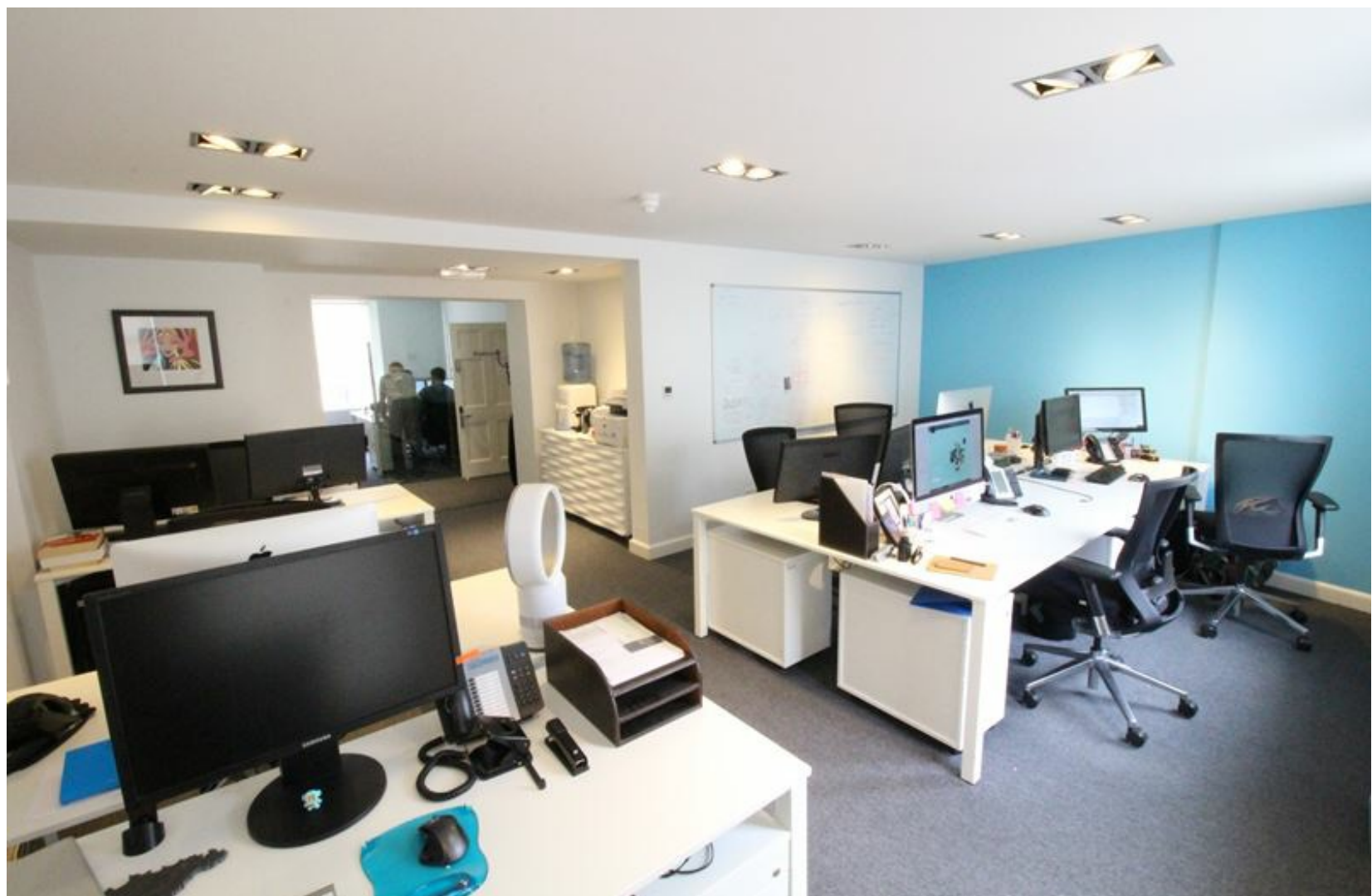
The property is available to purchase for £1,100,000.

## AVAILABILITY

The property is available to purchase immediately.

## LEGALS

Each party is responsible for its own legal costs.  
All terms are subject to contract.





## 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

**Wing Lai**

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

**Joanna Watts**

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

Every care is taken in the preparation of these particulars, however, Watts Property Consultants Ltd nor its agents nor the vendor are responsible for any errors, omissions or mis-statements contained within them. They do not constitute an offer or contract and no employee of Watts & Co Ltd has the authority to make or give any representation, or warranty in relation to this property. Prospective purchasers and/or tenants should conduct their own investigation before making any agreement to purchase or lease this property. Measurements are given for guidance purposes only and are approximate.