

Le Marchant House

Le Marchant Street, St Peter Port, Guernsey

Office Investment

£750,000



Total Space
2,236 Sq Ft

Location
Central

Specification
Newly decorated

Views
Sea Views

Tenancy
Fully let

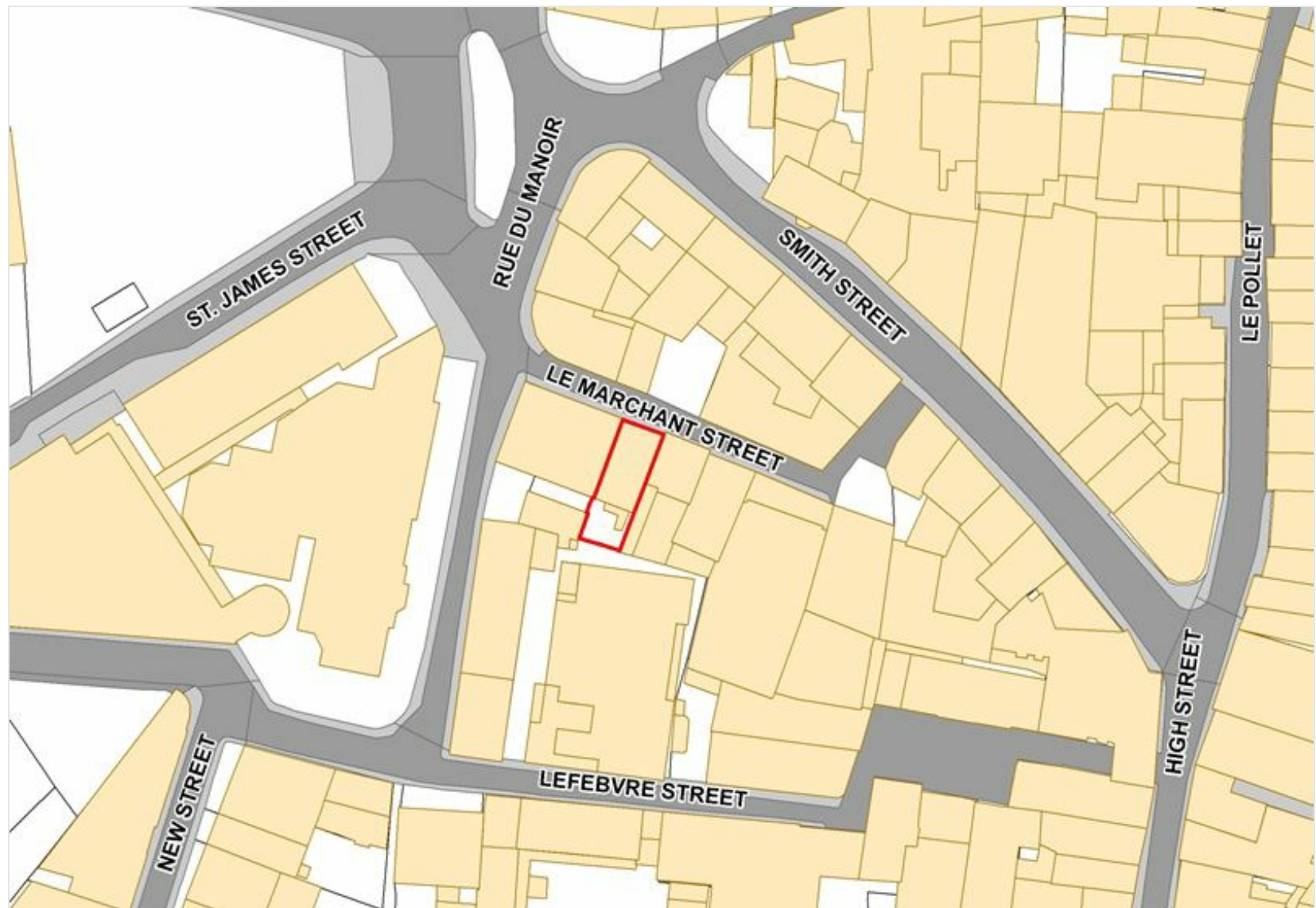
Passing Rent
£60,000 per annum

Le Marchant House is located in the centre of St Peter Port, on Le Marchant Street. Providing a mixture of well presented open plan and cellular office accommodation arranged over four floors, it has the benefit of sea views.

LOCATION

Le Marchant House is located in the centre of St Peter Port, on Le Marchant Street, near the Royal Court and in close proximity to the High Street and the main retail pitch.

It is a popular location for Guernsey's legal firms and other professional occupiers. These include AFR Advocates, Appleby, Heritage Group and Travel Corp.



DESCRIPTION

Le Marchant House has recently been fully refurbished and provides a mixture of well presented open plan and cellular office accommodation arranged over four floors. In addition there is a basement which provides storage accommodation, a new kitchen and new toilet facilities. At ground floor level, there is an entrance lobby which leads to a reception and two meeting rooms, one of which has access to the rear of the building where the property has the benefit of a courtyard.

The upper levels provide well presented office accommodation together with a kitchen and shower room on the third floor. Many original features have been retained and it has the benefit of large windows to the front and rear elevations. As such, it has good levels of natural light. Additionally, it offers stunning sea and roof top views over the St Peter Port and its Harbour.

ACCOMMODATION

The premises provides approximately 2,556 sq ft of accommodation. This comprises the following:

Floor	Area (sq ft)
Basement	320
Ground	578
First	622
Second	533
Third	503
Total	2,556

TENURE

Freehold.

The property is available to purchase with the benefit of a lease which has recently completed. The lease is due to expire on 30 September 2027 and the passing rent is £60,000 per annum.

On the third anniversary of the term, the tenant has the right to terminate the lease. If not exercised, the rent shall be revised to a minimum of £65,000 per annum.

PRICE

The property is available to purchase for £750,000 (seven hundred and fifty thousand pounds).

AVAILABILITY

The property is available to purchase immediately.

LEGAL

All terms are subject to contract.

Each party shall bear its own costs in respect of the 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.

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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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