

36 Commercial Arcade

St Peter Port, Guernsey

Guide Price: £450,000



Total Space
1,402 Sq Ft

Location
Core Retail Area

Window Frontage
Excellent

Available
Immediately

Scope For
Conversion

Use
Retail & Residential

The premises offer a retail unit with residential accommodation on the upper floors which could easily be converted back to two independent units if required. It is very centrally located and provides an ideal opportunity for a small scale investor/developer.

LOCATION

36 Commercial Arcade is situated in the inner arm of Commercial Arcade, which is a busy pedestrianised thoroughfare, linking Market Square to the High Street and Church Square. Other occupiers in the vicinity include Toni & Guy, Guernsey Computers, Saworvski and Dix Neuf.

DESCRIPTION

The premises themselves offer a retail unit and residential accommodation on the upper floors, together with a basement, which is currently being used as storage.

As the upper floors previously enjoyed independent access, a separate entrance and lobby could be reinstated relatively easily, with the basement then being dedicated solely to the retail unit. This would enable the property to be converted to provide an independent two bed flat and separate retail unit on the ground floor and basement levels.

The premises has recently benefitted from a new roof with the gutters also having been relined.

ACCOMMODATION

The premises offers the following accommodation:

LEVEL	SQ FT
Ground	290
Basement	298
First	277
Second	312
Third	225
TOTAL	1,402

TENURE

Freehold.

The current tenant occupies the premises on a flexible lease at a rent of £24,000 per annum. They could therefore vacate relatively swiftly, if required. The property is therefore being offered with full vacant possession.

PRICE

We are instructed to seek offers at £450,000 (four hundred and fifty 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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