

7 & 8 The Grange

St Peter Port, Guernsey

Mixed Use Investment

£1,200,000



Total Space
3,000 Sq Ft

Location
Central Position

Use
Office & Residential

Commercial
Street Level Office

Residential
3 Apartments

Parking
Ample on Street

Comprising three residential apartments and a commercial unit, this is a mixed-use investment opportunity providing over 3,000 sq ft of accommodation in the centre of St Peter Port.

LOCATION

Centrally located in St Peter Port, No. 7 & 8 occupies a corner position on the Grange where it meets with St John Street.

It occupies a prominent position on one of the main arterial routes leading to and from St Peter Port's town centre.

In addition to the public car park known as Odeon, there is also ample on street car parking nearby.



DESCRIPTION

No. 7 & 8, The Grange is a mixed-use investment opportunity which comprises a group of three flats and a commercial premises, currently utilised as an office.

The commercial unit offers approximately 872 sq ft of office space accessed directly from The Grange. It comprises predominantly an open plan office with meeting room, store, WC and kitchenette.

Accessed from St Johns Street, there are three well presented and sizable apartments. At the lower level there is a duplex apartment comprising one double bedroom, two single bedrooms, a kitchen and sitting room.

At second level there is a one bedroom apartment offering a double bedroom, shower room and an open plan sitting room and kitchen.

Finally, at the third and fourth level there is a two bedroom apartment comprising two double bedrooms, study/closet, shower room, sitting room and kitchen.



TENURE

Freehold.
The property is available to purchase.

PRICE

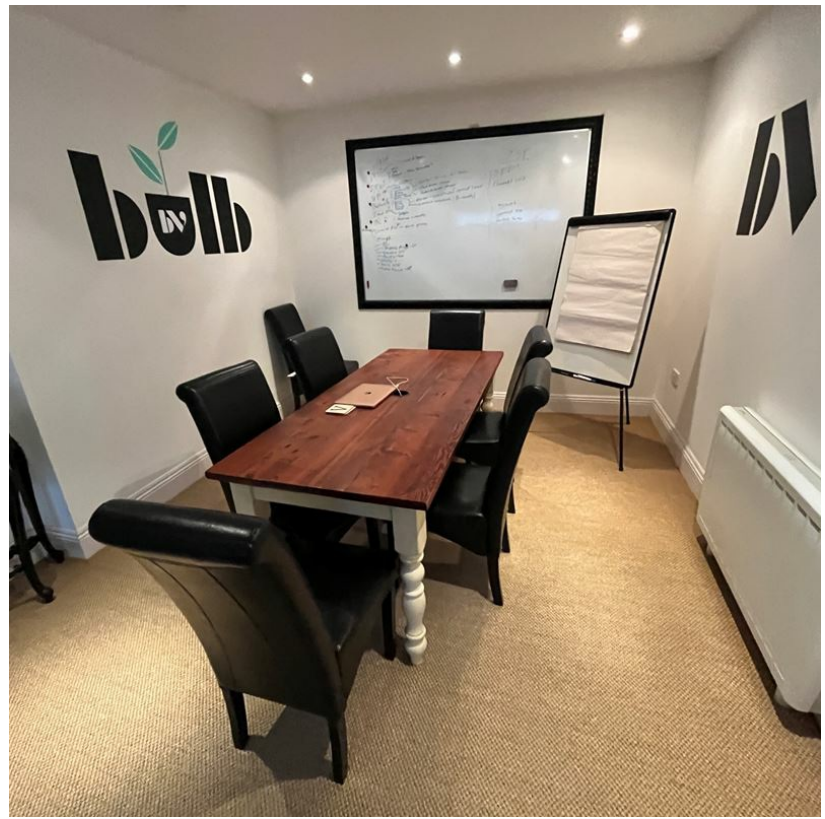
The property is available to purchase for £1,200,000 (one million two hundred thousand pounds).

AVAILABILITY

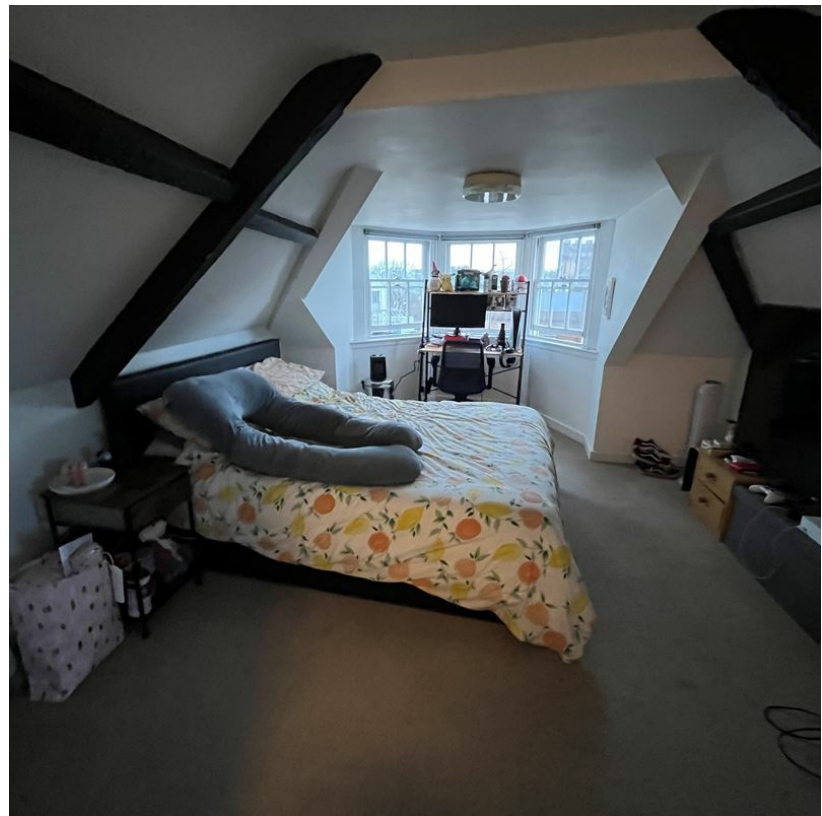
The property is available to purchase immediately.

LEGAL

All terms are subject to contract.
each party is to bear their own legal costs.







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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