

St Julian's Cottage – The Office UNDER

OFFER

Les Canichers, St Peter Port

St Julian's Cottage

£120,000



Location
Central

Condition
Well Presented

Specification
Fully Fitted

Frontage
Large Windows

Available
Immediately

A 256 sq ft office in a central location which, subject to the relevant consents being obtained, has potential for alternative uses.

LOCATION

The Office, St Julian's Cottage is centrally located on Les Canichers, just off St Julian's Avenue, one of the main vehicular routes into the centre of St Peter Port. It is therefore situated in the heart of St Peter Port's financial district, in close proximity to the High Street and the amenities it has to offer.

Other occupiers in the vicinity include PWC, EY, RBSI, Terra Firma, The Royal Bank of Scotland, HSBC, BNP Paribas, Rothschild and Barclays.



DESCRIPTION

The Office is a self-contained commercial unit located on the ground floor. It comprises a regularly shaped premises which currently has an office use class. Subject to the relevant consents being obtained, alternative uses may be possible.

The premises is fitted with carpet tile flooring, LED spotlights, power points, a channelled floor box, kitchenette and WC.

ACCOMMODATION

The property provides approximately 256 sq ft of retail accommodation.

TENURE

Freehold.
The property is available to purchase.

PRICE

We are instructed to seek offers at £120,000 (One hundred and twenty thousand pounds).

AVAILABILITY

The property is available to purchase immediately

LEGALS

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

Joanna Watts

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

Wing Lai

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