

Le Manoir Bancaire

Le Manoir Bancaire, La Grande Rue, St Martin, Guernsey

Office / Public Amenity

Terms Upon Request



Total Space
4,803 Sq Ft

Office
2,952 Sq Ft

Basement
1,851 Sq Ft

Site Area
0.47 acres

Available
Immediately

Available
Immediately

KEY FEATURES

- ▣ St Martin's Local Centre
- ▣ A 2,952 sq ft commercial premises
- ▣ Car Parking for 23 cars
- ▣ Plus a double garage
- ▣ Use Class 15/16 (office) or Use Class 18 (public amenity for non residential health/welfare services)
- ▣ 2 Local Market flats
- ▣ Direct routes into St Peter Port
- ▣ Rich in amenities near by

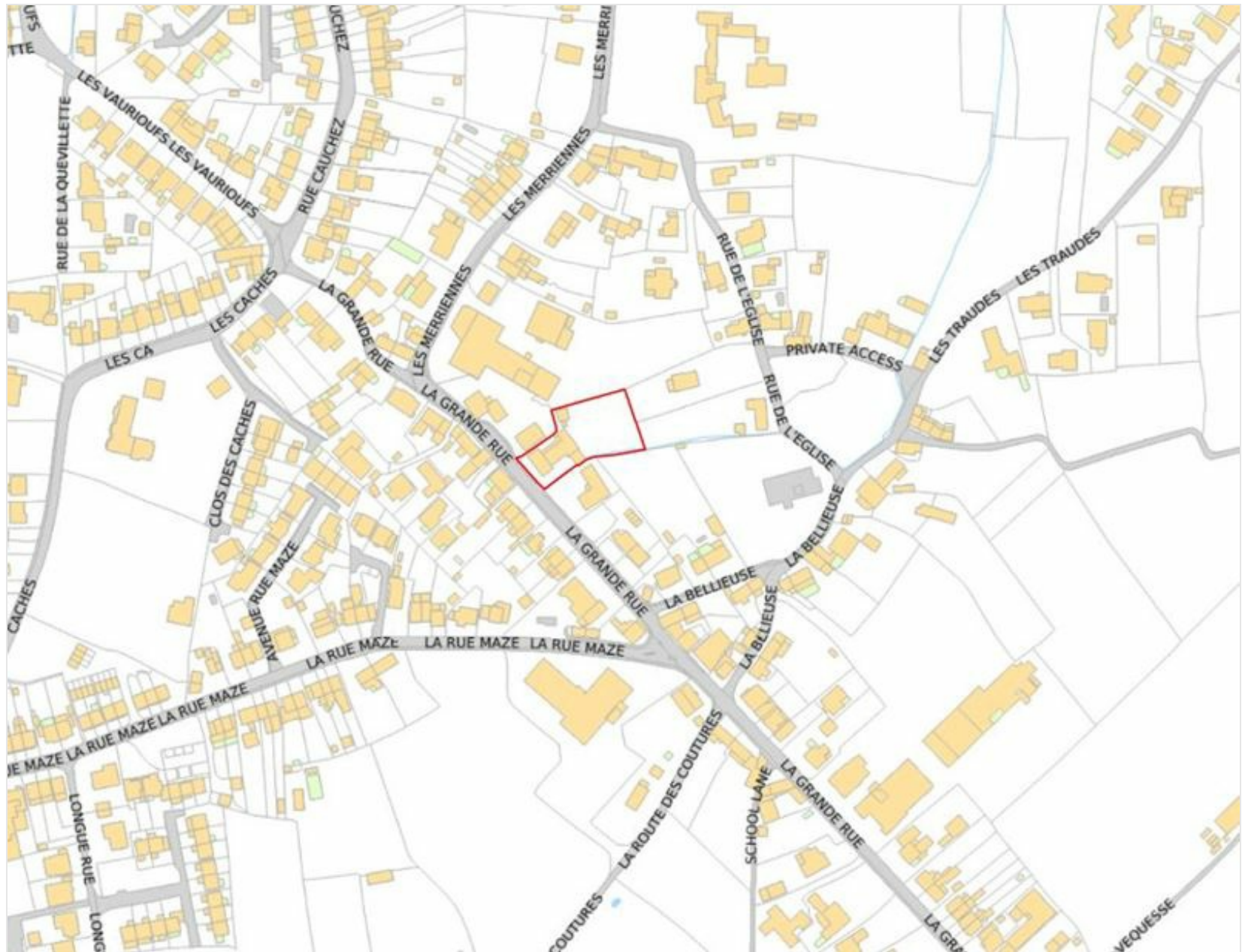
LOCATION

Le Manoir Bancaire sits on La Grande Rue in St Martin, a popular parish in the south west of Guernsey which connects St Peter Port to the other southern parishes.

Its roadside position means it occupies a prominent position in the heart of St Martin's Village, with easy access to all the amenities it has to offer. These include:

- ▣ A number of supermarkets
- ▣ A variety of food and hospitality establishments
- ▣ Numerous retail outlets
- ▣ A primary school
- ▣ Community centre
- ▣ Church
- ▣ Veterinary clinic
- ▣ Dentists; and
- ▣ Doctor surgery

Guernsey Airport is a 7-minute drive away and the Princess Elizabeth Hospital is 4-minutes away by car but is also within walking distance. Both are on the main bus routes from Le Manoir Bancaire.



DESCRIPTION

Le Manoir Bancaire is a 0.47 acre (1,908 sq m) site comprising a three-story office building with 274 sq m (2,952 sq ft) of accommodation plus a 172 sq m (1,851 sq ft) basement. There are also two Local Market flats, a double garage and car park for 23 cars.

The site also has planning permission to be used for the following:

- Use Class 15 – financial and professional services
- Use Class 16 – Administrative office
- Use Class 18 – Public amenity for non residential health/welfare services

Although it can continue to be utilised as an office/public amenity use with some residential, as it falls within a Local Centre under the Island Development Plan, other uses will also be considered.

ACCOMMODATION

La Manoir Bancaire comprises a site area of 0.47 Acres (1,908 sq m). The building currently comprises the following:

Office	Size sq m	Size sq ft
Office	247	2,952
Basement	172	1,851

TENURE

Leasehold.
The property is available to rent.

RENT

The property is available to rent and terms are available upon request.

AVAILABLE

The property is available to rent 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.



Building Consultancy

Our Building Consultancy Team offers a broad range of building surveying services, including project management, defect analysis, dilapidations and interior fit outs on all property types.

Lease Consultancy

Our Lease Consultancy Department includes an expert team to deal with all manner of landlord and tenant matters.

FURTHER
INFORMATION
& VIEWING

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