

44 The Bordage

44 The Bordage, St Peter Port

Takeaway, Garage & Store

Price Upon Application



Total Space
991 Sq Ft

Takeaway
455 Sq Ft

Garage
329 Sq Ft

Store room
207 Sq Ft

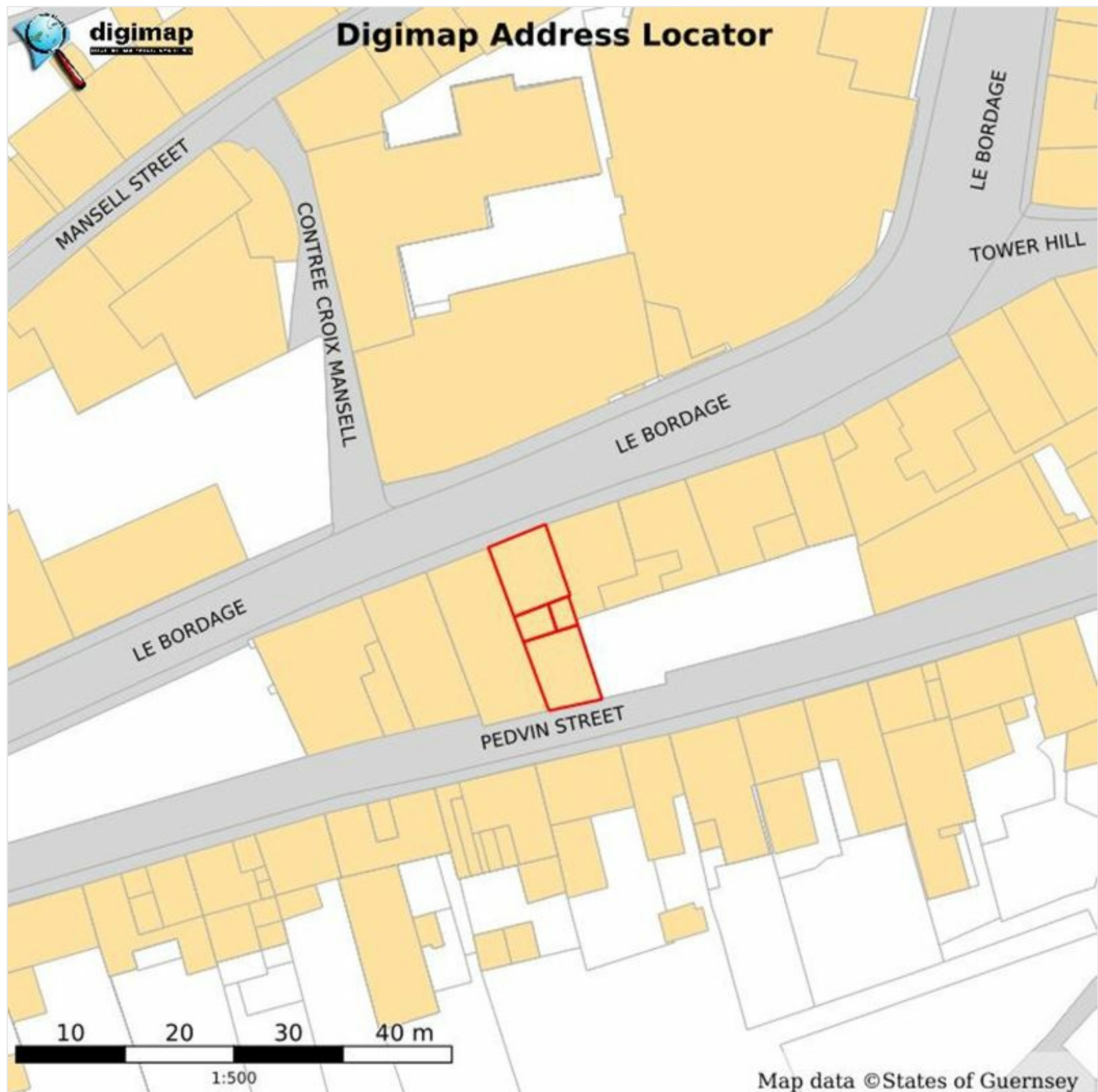
Takeaway
With Garage & Store Residential Flat
3 Bedrooms

44 The Bordage is a centrally located takeaway premises with a three bedroom flat above plus a garage and store.

LOCATION

No. 44 is situated on The Bordage, St Peter Port, Guernsey, approximately 450m to the south west of St Peter Port's town centre, harbour and central business district.

It sits within close proximity of Trinity Square and the High Street whilst occupying a prominent roadside position along one of the main arterial roads connecting St Peter Port to the southern and western parishes.



DESCRIPTION

The property comprises a takeaway arranged over a single floor at ground level which is accessed directly off The Bordage. Given its main road frontage and large windows to the front, an occupier has the opportunity to display goods and/or corporate branding on a busy main road. The takeaway is currently split into two distinct areas, with a seating and service counter to the front and kitchen to the rear. There is also a WC.

Detached from the takeaway, and accessed from Pedvin Street, is a garage with a store room at lower ground floor level. The garage and store can be accessed directly from the flat via an external staircase.

Subject to the planning consents being obtained, this could potentially be converted into a further residential unit.

On the upper floors, with a self-contained entrance from The Bordage, is a three bedroom Local Market flat with two bathrooms and an open plan kitchen/sitting room.

The takeaway, garage and store will be sold with vacant possession whilst the flat is currently let and income producing. Further details on the residential lease terms are available upon request.

The owner will also consider the sale of parts of the property.

ACCOMMODATION

The premises provides approximately 992 sq ft of accommodation. This comprises the following:

Description	Area (sq ft)
Takeaway service area	233
Takeaway kitchen	223
Garage	329
Storeroom	207
Total	992

There is also a three bedroom flat above the takeaway.

TENURE

Freehold.

The property is available to purchase.

The owner will also consider a leasehold option for the takeaway, garage and store. Further details and terms are available upon request.

PRICE

The price for the property is available upon application.

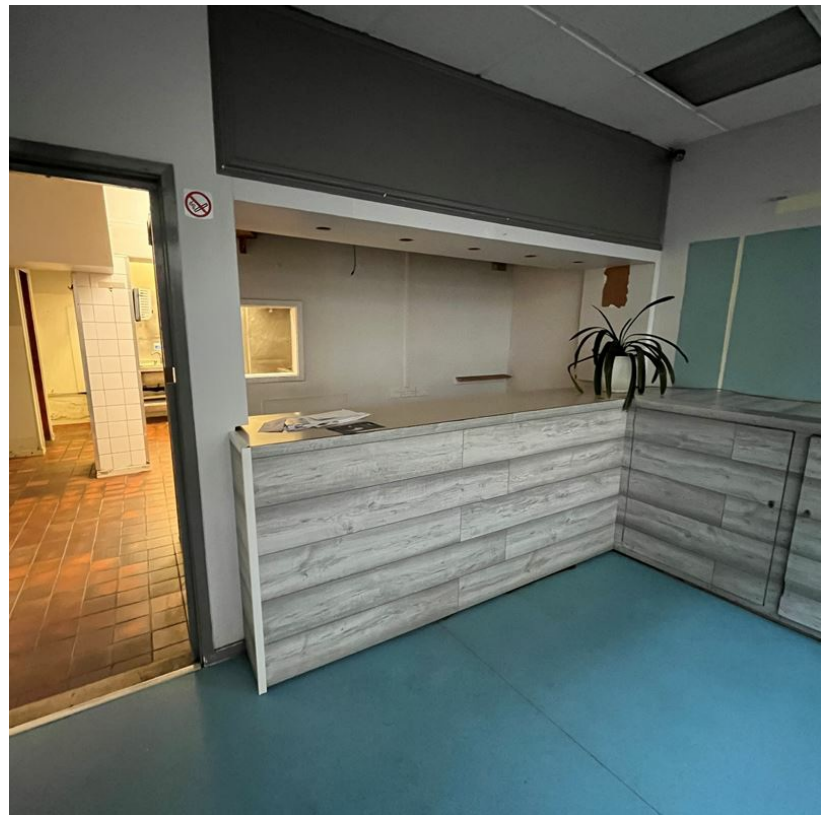
AVAILABILITY

This property is available to buy immediately.

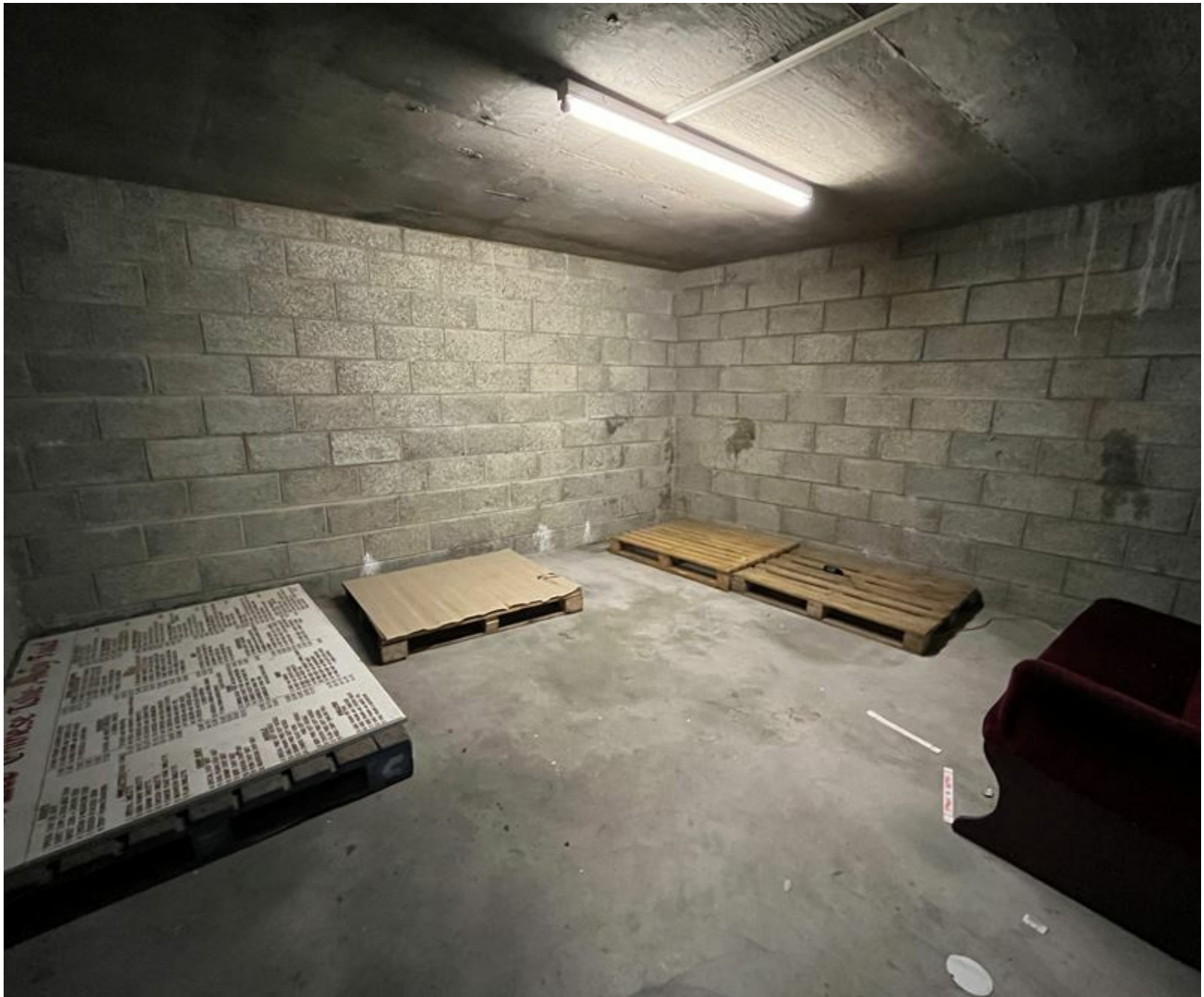
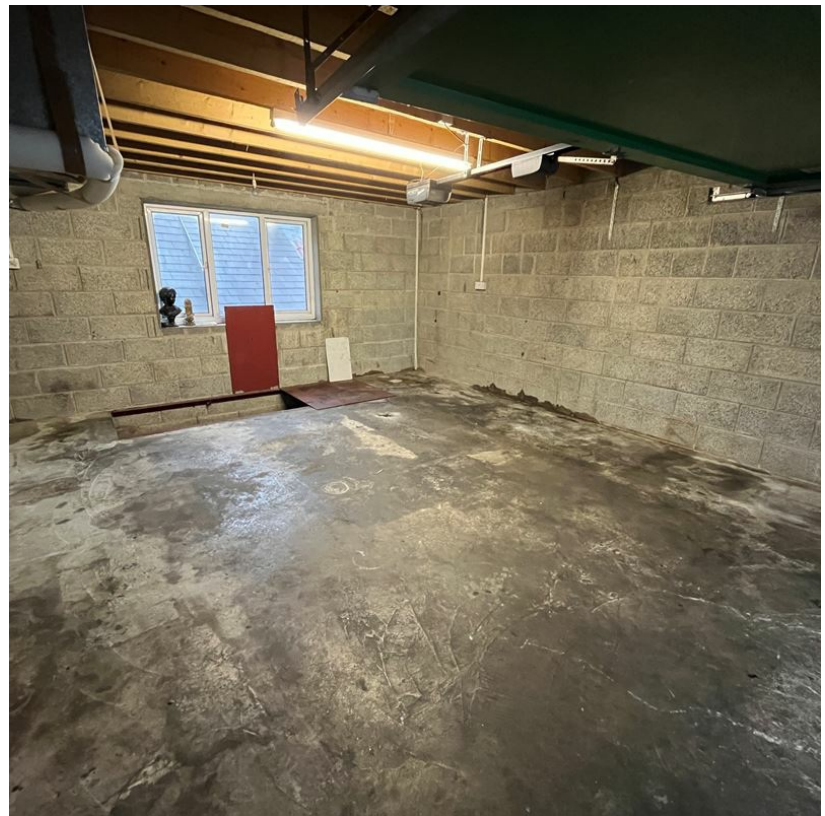
LEGALS

All terms are subject to contract.

Each party shall bear their own legal costs in connection with this transaction.







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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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