

# No.1 The Grange

No 1, The Grange, St Peter Port

Investment Opportunity

£275,000



Total Space  
**448 Sq Ft**

Specification  
**High Grade**

Condition  
**Fully Refurbished**

Excellent  
**Frontage**

Available  
**Immediately**

Location  
**Central**

A fully refurbished, high grade office located on the main arterial route into St Peter Port. Perfect for owner occupation or investment purposes.

## LOCATION

No.1 The Grange is located on the junction of St Julian's Avenue, The Grange and Sausmarez Street. This centrally located property benefits from high levels of passing trade directly opposite Elizabeth College and on the main arterial route leading into the centre of St Peter Port.

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



## DESCRIPTION

The available premises is located on the ground floor of the building and comprises office space with acoustic panelled walls, a modern kitchenette and private WC facilities.

The property is carpeted throughout, has LED spotlights, perimeter trunking with power outlets and electric wall mounted heaters.

The developer of this property has a very strong track record of producing high quality and desirable properties. No. 1 The Grange is no different. The entire building has been comprehensively refurbished to provide a low maintenance asset moving forward.

This space would be perfect for any owner occupier or alternatively, an investor looking for a potential income generating asset from day one.

## ACCOMMODATION

The premises provides approximately 450 sq ft of office accommodation.

## TENANCY

The property is for sale with vacant possession. However the developer is willing to lease back the office for three years, should this be . Terms available upon request.

## TENURE

Freehold. The property is available to purchase for £275,000

## AVAILABILITY

The property is available immediately.

## LEGALS

Each party is responsible for its own legal costs.  
All terms are subject to contract.

## 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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