

64 Victoria Road

St Peter Port, Guernsey

Storage / Redevelopment

£450,000



Total Space
1,593 Sq Ft

Ground
1,022 Sq Ft

Mezzanine
571 Sq Ft

Use
Storage / Industrial

Car Parking
6 Onsite Spaces

Opportunity For
Resi Development

64 Victoria Road offers a rare opportunity to acquire a centrally located storage/industrial unit in the centre of St Peter Port. It has onsite car parking and also has development potential.

LOCATION

64 Victoria Road is centrally located in the parish of St Peter Port. It sits on the northern side of Victoria Road, a one way public roadway connecting Lower Vauvert to La Grange. It is therefore in close proximity to Trinity Square, the High Street and the Central Business District.



DESCRIPTION

64 Victoria Road offers a rare opportunity to acquire a self-contained industrial unit with car parking, in the centre of St Peter Port.

The property is accessed directly off street level onto a forecourt area which provides car parking for approximately six cars. If additional parking is required, there is public on street parking available on Victoria Road.

The industrial unit has a solid concrete floor, mezzanine, translucent roof panels and an electronically operated roller shutter door (2.8m wide by 2.5m high).

Although currently used for storage / industrial purposes, as it sits within the main centre inner boundary, development is generally supported. It therefore has potential for residential development and other uses would also be considered (subject to the necessary consents being obtained).

ACCOMMODATION

The property provides approximately 1,593 sq ft of accommodation. This comprises the following:

Ground floor	1,022 sq ft
Mezzanine	571 sq ft
Total	1,593 sq ft

TENURE

Freehold.
The property is available to purchase.

PRICE

The property is available to purchase for £450,000 (four hundred and fifty 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 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.



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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