



3 Cornet Street

St Peter Port, Guernsey

Development Opportunity

Price - £550,000



Total Space **1,075 Sq Ft**

Location **Central**

Arrangement **Three Floors**

Sea Views **Stunning**

Possibility for **A Range of Uses**

Availability Immediately

3 Cornet Street is centrally located and has been partly stripped out in readiness for fitting out or development.

Watts Property Consultants Ltd, One High Street, St Peter Port, Guernsey, GY1 2LZ T 01481 740071 E info@watts.property Registered in Guernsey, number 50723





LOCATION

3 Cornet Street is located at the lower end of Cornet Street, St Peter Port.

It lies in close proximity to the main retail pitches on the High Street and the Market Buildings and is conveniently located by the bus terminus, taxi rank, the Albert Pier public car park and the long stay public car parking along the South Esplanade, Castle Pier and Havelet. Short term, on-street, car parking is also available along Cornet Street.









DESCRIPTION

3 Cornet Street is a mid terrace office building arranged over three floors. It is accessed directly from street level via a recessed entrance. Internally, the property has been partly stripped out in readiness for an occupier or owner to fit-out or develop as they wish.

At present, the property's stair core runs through the centre of the building and has rooms either side of it. The upper floors benefit from stunning sea views of the Harbour and the Little Russel.

Given the property falls within the Main Centre Inner Boundary, subject to the relevant planning permissions being granted, the office could be converted into residential accommodation or an alternative use.

ACCOMMODATION

3 Cornet Street provides approximately 1,075 sq ft of accommodation. This comprises the following:

Floor	Area (sq m)	Area (sq ft)
Ground	26	278
First	44	474
Second	30	323
TOTAL	100	1,075

TENURE

Freehold.

3 Cornet Street is available to purchase, with vacant possession.

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AVAILABILITY

The property is available to purchase immediately.

LEGALS

All terms are subject to contract.

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





3 Cornet Street SALE SOLE AGENCY | OFFICE

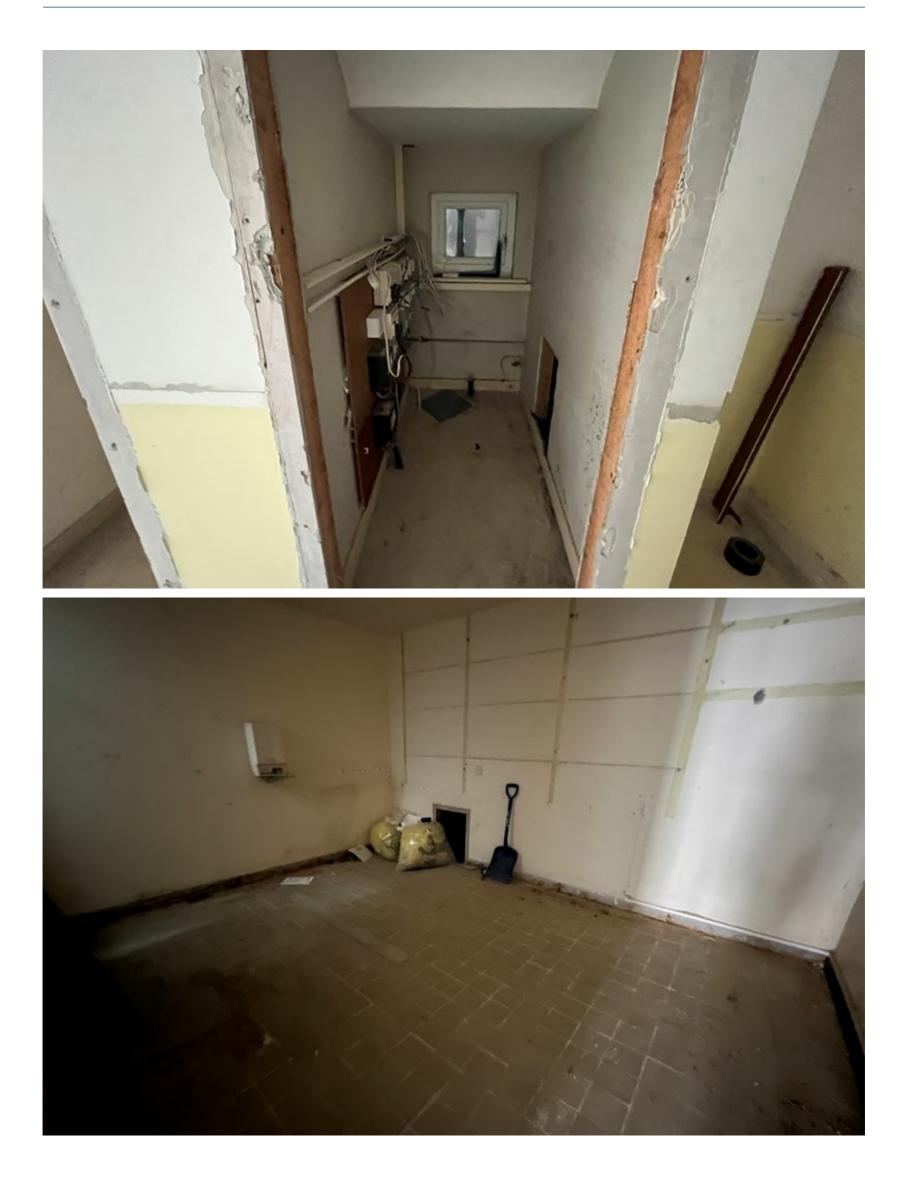






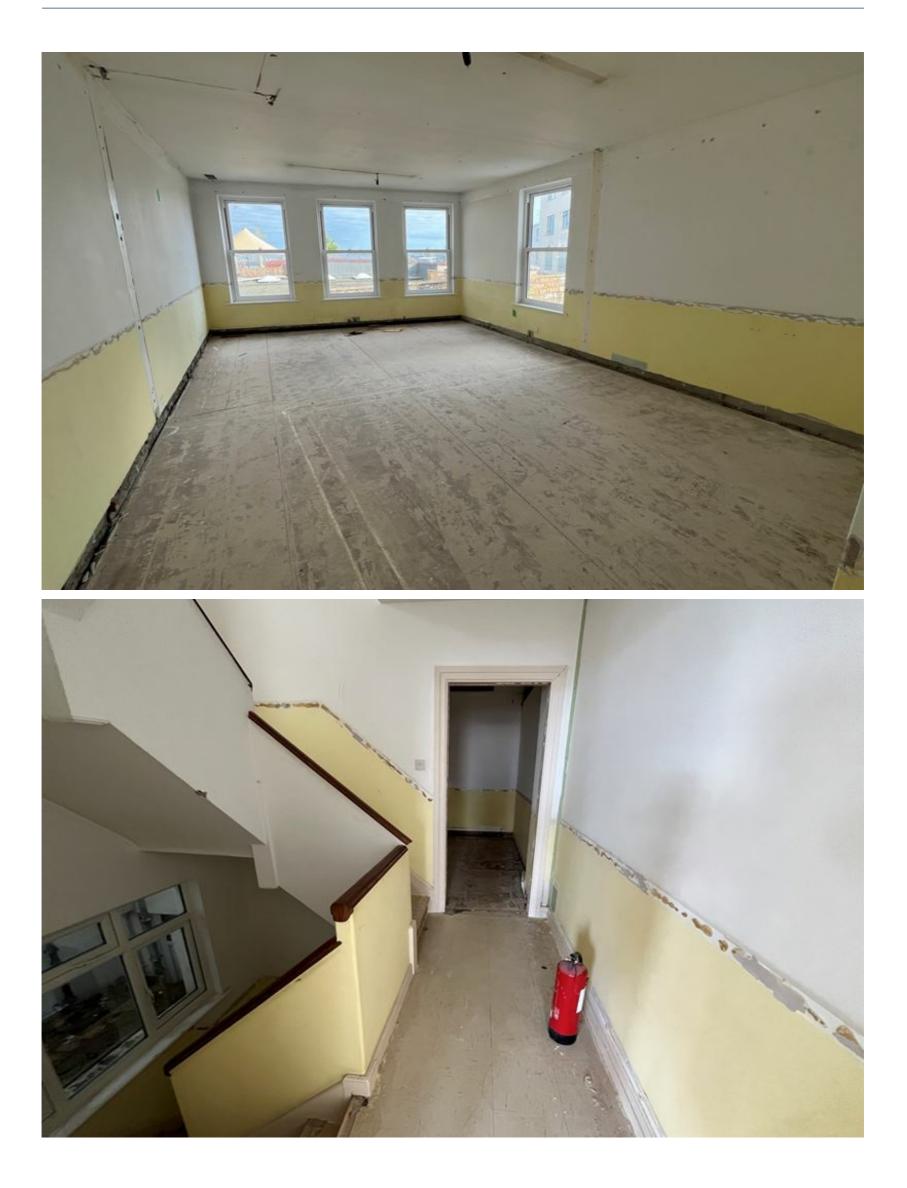


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Valuation

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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MRICS | RICS Registered Valuer

Joanna Watts MA Cantab MRICS | RICS Registered Valuer

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