

3 Cornet Street

St Peter Port, Guernsey

Development Opportunity

Price - £550,000



Total Space
1,075 Sq Ft

Location
Central

Possibility for
A Range of Uses

Arrangement
Three Floors

Sea Views
Stunning

Availability
Immediately

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

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.

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.









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

Wing Lai

MRICS | RICS Registered Valuer
T: 01481 740071 M: 07781 412578
E: wing.lai@watts.property

Joanna Watts

MA Cantab MRICS | RICS Registered Valuer
T: 01481 740071 M: 07781 130686
E: jo.watts@watts.property

Every care is taken in the preparation of these particulars, however, Watts Property Consultants Ltd nor its agents nor the vendor are responsible for any errors, omissions or mis-statements contained within them. They do not constitute an offer or contract and no employee of Watts & Co Ltd has the authority to make or give any representation, or warranty in relation to this property. Prospective purchasers and/or tenants should conduct their own investigation before making any agreement to purchase or lease this property. Measurements are given for guidance purposes only and are approximate.