

# La Baguette & St Edith

Rue du Friquet, Castel, Guernsey

Mixed Use Investment

Price: £1,150,000+



Total Space  
**1,820 Sq Ft**

Commercial  
**665 Sq Ft**

Residential  
**1,155 Sq Ft**

Two Flats  
**With Parking**

Position  
**Prominent**

Income Potential  
**Circa £70,000 pa**

A mixed use investment located in Castel with very high passing trade. La Baguette and St Edith flats comprises of one convenience store and two flats with independent access.

## THE OPPORTUNITY

A unique opportunity has arisen to acquire a small mixed use investment opportunity comprising the very popular La Baguette sandwich store and two residential units. Situated in a highly central position, benefiting from excellent passing trade, the Subject Property offers a low maintenance asset with a diverse and secure profile of income.

## LOCATION

The Subject Property is located in a highly prominent and central location along Rue du Friquet in the parish of Castel, at its junction with Les Baissieres. It therefore benefits from a highly visible corner position with access along both roadways.

Other commercial occupiers in the vicinity include Le Friquet Garden Centre, Le Friquet Country Hotel and Apartments, St Pierre Park Hotel, Island Health (L'Aumone), Rohais Medical Practice, The Co-op En Route and Waitrose. Les Varendes High School and the playing Fields at Footes Lane are also nearby as is the Princess Royal Centre for the Performing Arts and the new proposed sixth form centre which is currently under construction.

## DESCRIPTION

The Subject Property comprises a popular convenience retail unit known as La Baguette, together with two self contained apartments. In addition there is external parking for 13 parking spaces, five of which are allocated to the apartments, with the remainder being designated for the retail unit.

## RETAIL UNIT

The retail unit currently trades as La Baguette which is an extremely popular and successful sandwich shop and convenience store arranged over ground floor with trading area to the front and kitchen and stores to the rear and benefits from Retail Use Class 9 which permits use for convenience retailing.

## RESIDENTIAL UNITS

The two flats occupy the adjacent building and are arranged over ground and first floors, with both having independent access and the benefit of two and three spaces respectively.

## FLAT 1

Flat 1 is situated on the ground floor and is a smartly presented one bed flat with independent access and is arranged to provide living room, kitchen and shower room as well as a separate store in a private outbuilding. It also has a newly installed wet room.

## FLAT 2

Flat 2 is a spacious maisonette with its own front door with kitchen and dining room on the ground floor with the remainder of the living accommodation on the first floor.

The living accommodation benefits from a kitchen and dining room on the ground floor with two double bedrooms with study/single bedroom, together with living room and a bathroom with four piece bathroom suite. It also has a patio area dedicated for its own exclusive use and ample storage in the roof void.

## ACCOMMODATION

Premises	Sq M	Sq Ft
Retail Unit	62	665
Flat 1	41	444
Flat 2	66	711

## TENURE

The premises is being offered freehold

## TENANCY DETAILS

The retail unit is currently let to La Baguette at an annual rent of £24,556 per annum on a lease which expires in July 2041, with a tenant break in July 2031. It is let on a full repairing and insuring lease with three yearly market reviews to the greater of Market Rent or GRPI. The next review is in July 2027.

The residential accommodation can either be sold with vacant possession or with short term tenancies with the current owners.

## PRICE

Upon Application

## LEGALS

All terms are subject to contract.

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















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### 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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