Picquet House UNDER OFFER

South Esplanade, St Peter Port, Guernsey

Rare & Iconic Building

Offers: £800,000+

Total Space
2,330 Sq Ft

Location
Prime

Position
Prominent

Design
Iconic

Uses
Multiple Options

Available
Immediately

An exciting opportunity has arisen to acquire one of Guernsey's original landmark buildings. This heritage building arranged over ground and first floors,occupies an extremely central position and offers a range of uses, subject to relevant consents.

Watts Property Consultants Ltd, One High Street, St Peter Port, Guernsey, GY1 2LZ
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Registered in Guernsey, number 50723

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RICS Regulated by RICS

Picquet House

SALE JOINT AGENCY | OFFICE/RETAIL/LICENSED

THE OPPORTUNITY

A rare opportunity has arisen to acquire one of Guernsey's landmark buildings. Located in the heart of St Peter Port it occupies an exceptionally prominent position, opposite the Albert Pier, next to the central bus terminus. Comprising 2,330 sq ft, this heritage building offers the perfect opportunity for redevelopment and conversion for a range of uses (subject to relevant consents) including those requiring alfresco dining directly outside.

LOCATION

Situated opposite both the Town Church and the Albert Pier, the Subject Property occupies one of the most prominent locations in St Peter Port. Being adjacent to the bus terminus and opposite the Albert Pier Car Park, it also benefits from excellent footfall and passing trade.

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DESCRIPTION

The Subject Property is a heritage building arranged over ground and first floors, with principal access being via a colonnade to the front which provides access to the main building through three front doors. The internal arrangement allows for an extremely flexible use with two stair cases offering access to the first floor.

USE

Whilst the Subject Property is currently arranged to provide offices (having been the former home of Trafalgar Travel) and is understood to have a retail use class, it would equally lend itself to conversion to provide a food & beverage offering, health and leisure opportunity or a visitor venue (subject to the relevant consents).

ACCOMMODATION

The Subject Property provides a gross internal area of 2,330 sq ft with 1,356 sq ft over the ground floor and 974 sq ft at first floor level.

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TENURE

The Subject Property is being offered freehold.

TENANCY

The part ground and first floor are currently let to Lighthouse Media (CI) Limited (Bailiwick Express) at a rent of £2,591.66 per month. As their lease has expired, they are currently holding over.

PRICE

Offers are invited in excess of £800,000.

LEGALS

All terms are subject to contract.
Each party shall bear their own legal costs in connection with this transaction.

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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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