Unit 2, Cour du Bordier

Le Bordage, St Peter Port

Self Contained Office

£290,000

Total Space
762 Sq Ft

Location
Centrally located

Window frontage
Prominent Roadside

Layout
Open Plan

Facilities
Kitchenette & WC

Price
£290,000

Unit 2, Cour du Bordier is a prominent premises on Le Bordage, St Peter Port. It is fully fitted and is in a move-in condition.

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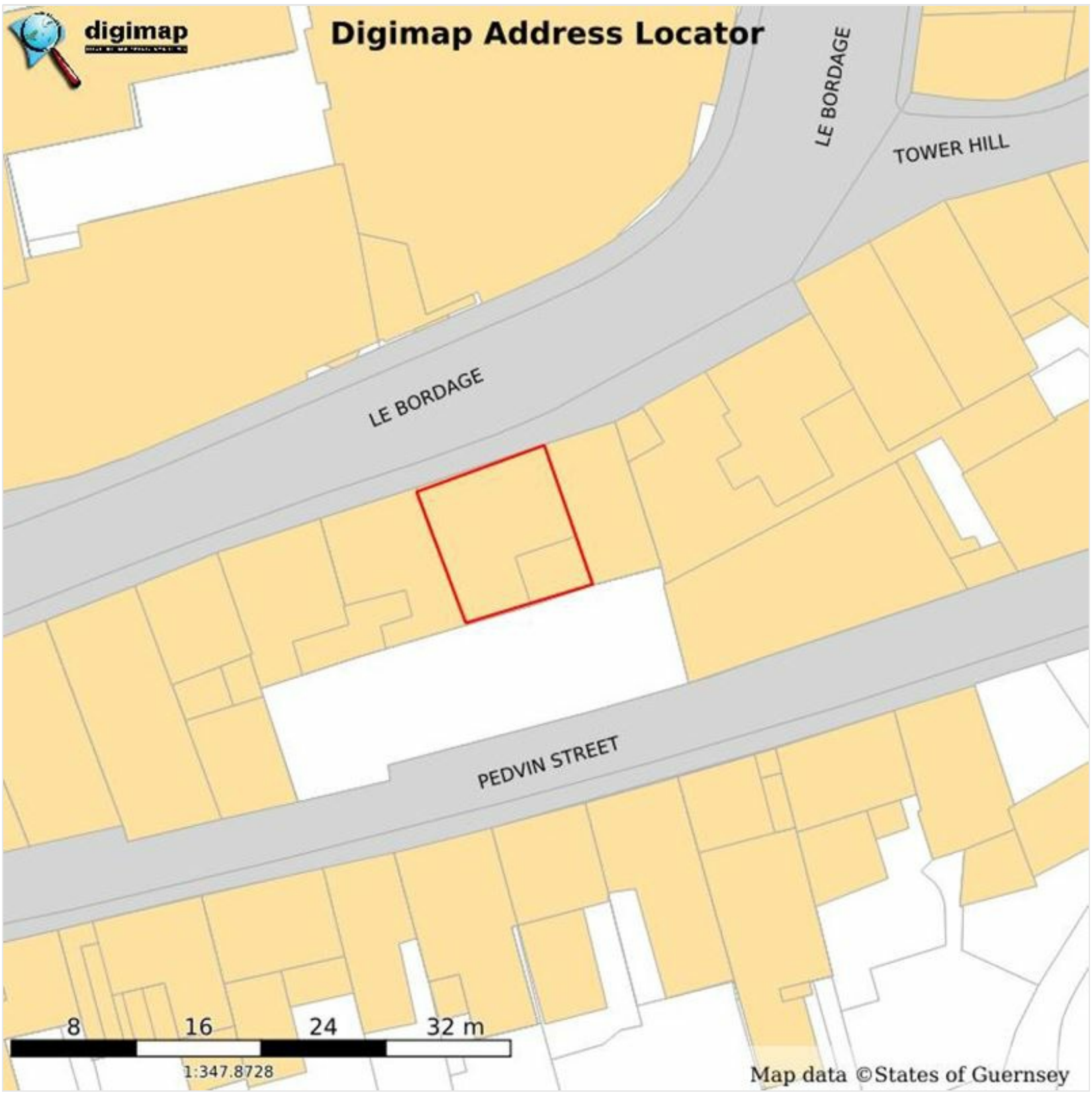
Registered in Guernsey, number 50723

LOCATION

Unit 2, Cour du Bordier is located in St Peter Port, approximately 450m to the south west of St Peter Port's town centre, harbour and central business district.

It sits on southern side of Le Bordage, one of the main arterial routes connecting St Peter Port to the southern and western parishes, and has a prominent roadside position.

The property is also in close proximity of Trinity Square, Market Square and the High Street.



DESCRIPTION

Unit 2 is a self-contained premises arranged over a single floor at ground level. It is accessed directly off Le Bordage and is fitted with carpet tiled flooring, suspended ceiling with recessed fluorescent office lighting, perimeter trunking with power and data points, fire alarm and electric panel heaters. Offered in an open plan layout, there is also a kitchenette and WC.

Its large windows means an occupier has the opportunity to display goods and/or corporate branding in a prominent location, on a busy main road.

The property is an office but, given its location within the main centre inner boundary, alternative uses such a retail are likely to be permitted (subject to the necessary consents being obtained).

ACCOMMODATION

The property provides approximately 762 sq ft (71 sq m) of accommodation.

TENURE

Freehold.

The property is available to purchase with vacant posession.

PRICE

Unit 2 is available to purchase at £290,000 (two hundred and ninety thousand pounds).

AVAILABILITY

This 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.

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WATTS
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FURTHER INFORMATION & VIEWING

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