

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

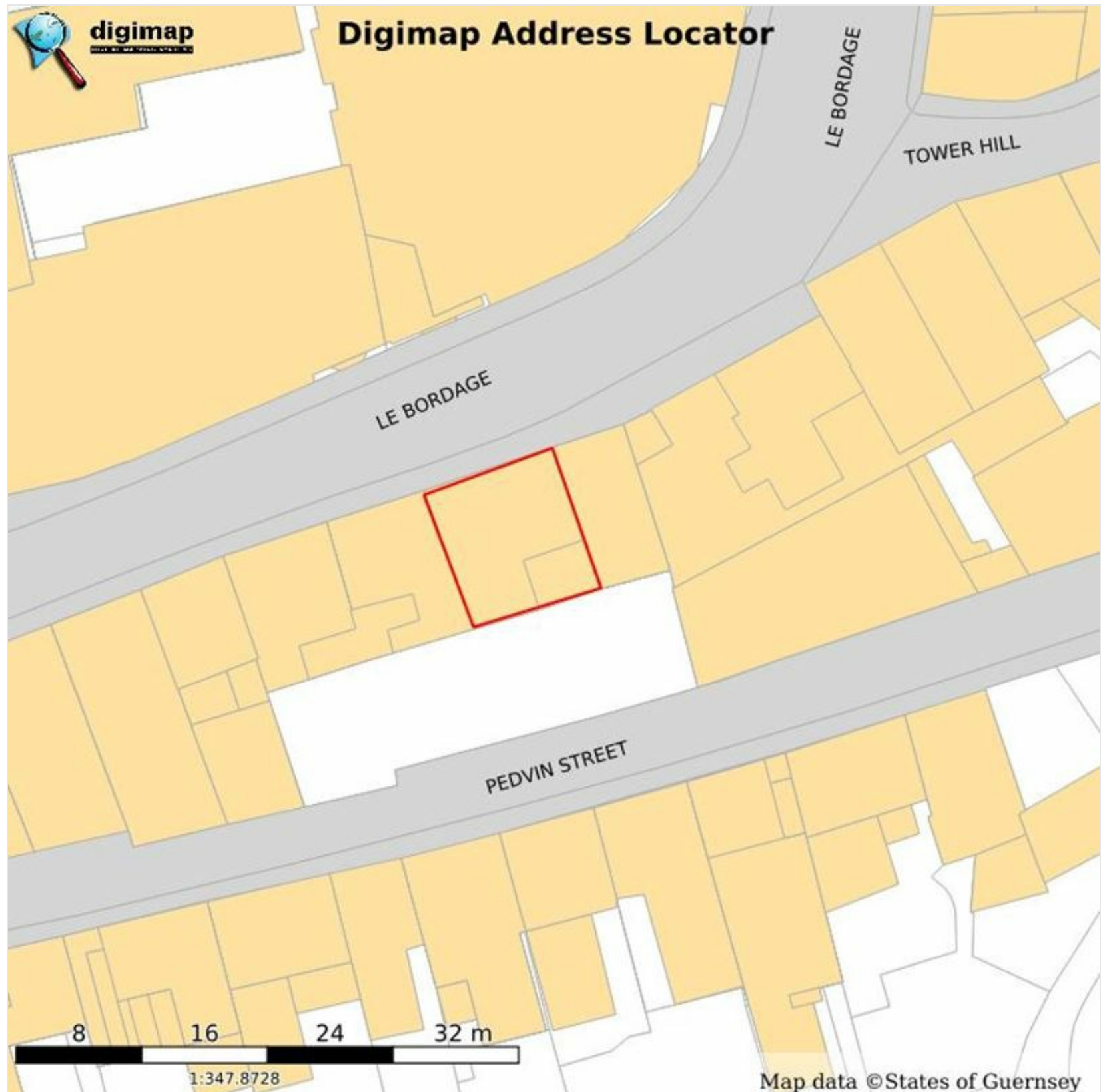
Unit 2, Cour du Bordier is a prominent premises on Le Bordage, St Peter Port. It is fully fitted and is in a move-in condition.

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 possession.

PRICE

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

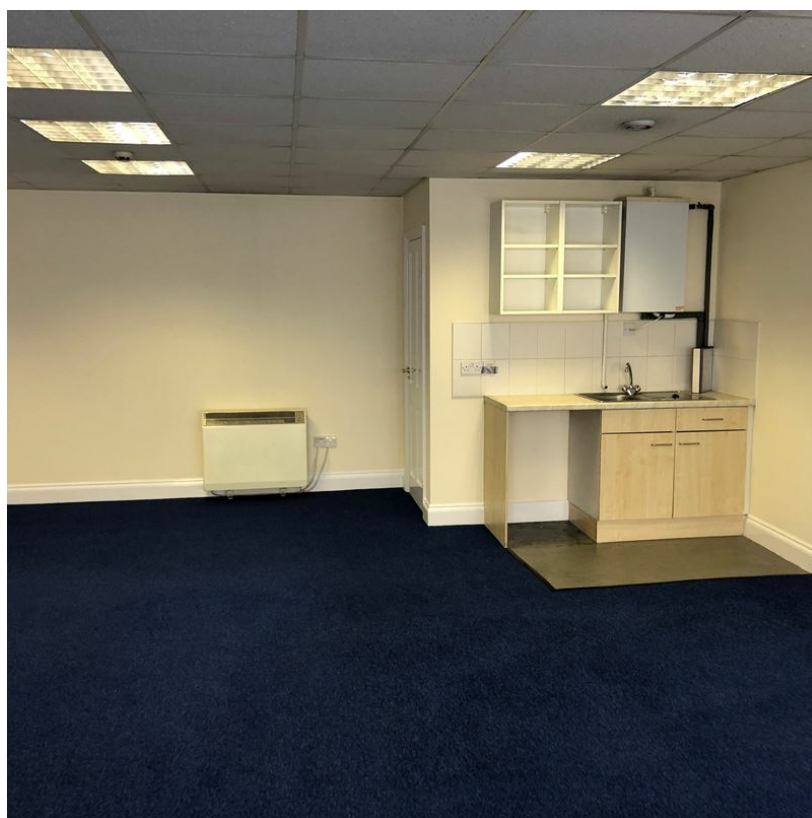
AVAILABILITY

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.



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.