

# Esplanade House

29 Gategny Esplanade, St Peter Port, Guernsey, GY1 1WR

Investment / Occupation

Perfect for Family Office



Total Space  
**3,264 Sq Ft**

Offices  
**1,367 Sq Ft**

Local Market Flat  
**759 Sq Ft**

Open Market Flat  
**1,138 Sq Ft**

Onsite Parking  
& Nearby

Water Front Position  
**Stunning Views**

A mixed use investment located in a stunning central water front position with onsite parking, including offices and two individual residential units provides a perfect opportunity for investors and owner occupiers alike.

## THE OPPORTUNITY

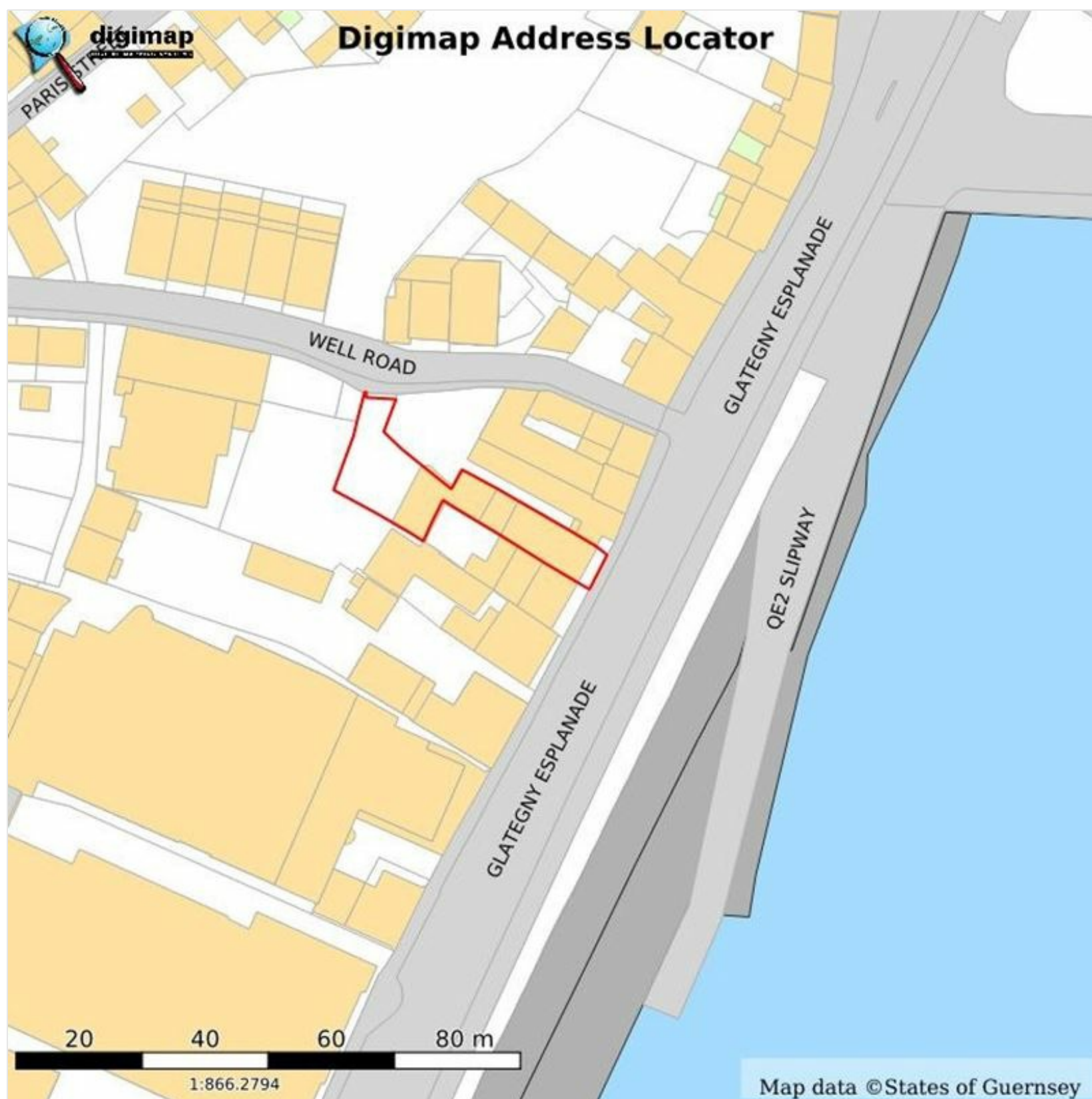
A unique opportunity has arisen to acquire a small mixed use asset which lends itself perfectly to part owner occupation and part investment. It comprises a highly prominent, water front location with self contained offices, boardroom and basement storage plus two spacious apartments. Each floor benefits from fantastic views of the QE2 Marina, with one of the flats offering open market accommodation and the second being local market.

With the added benefit of onsite parking to the rear, it provides a unique opportunity not to be missed.

## LOCATION

The Subject Property is located in a highly prominent and central location along the South Esplanade in the parish of St Peter Port. It therefore benefits from a highly visible position position on the main arterial route into the St Peter Port directly adjacent to the prime office district.

Other commercial occupiers in the vicinity include Oracle Finance, Shields & Rutland, Cucine, Collas Crill, GFSC, KPMG and Investec. The rest of the main Guernsey Business district is only a short walk away. La Salerie long stay car park is also located across the road with North Beach Car Park also being in close proximity.



## DESCRIPTION

The Subject Property comprises a good sized regularly shaped self contained office to the ground floor with board room to the rear and separate basement storage. The office enjoys lovely views to the east over the QE2 marina and externally to the rear, there is onsite parking for up to 4 cars.

The upper floors are separately accessed and provide a nicely presented one bed local market flat on the first floor, with a duplex one bed open market flat on the second and third floors. Both are very spacious and benefit from excellent views.

## ACCOMMODATION

| FLOOR                    | USE         | AREA<br>(SQ M) | AREA<br>(SQ<br>FT) |
|--------------------------|-------------|----------------|--------------------|
| Ground                   | Office      | 103            | 1,106              |
| Basement                 | Office      | 24             | 261                |
| First Floor              | Residential | 71             | 759                |
| Second & Third<br>Floors | Residential | 106            | 1,138              |
| <b>TOTAL</b>             |             | <b>198</b>     | <b>3,264</b>       |

## TENURE

The premises is being offered freehold

## TENANCY

The ground floor is currently occupied but the intention is to offer it with vacant possession making it ideal for an owner occupier who may also wish to benefit from the living accommodation on the upper floors. The residential units are currently occupied on the following terms:

| Flat                 | Annual Rent | Expiry          |
|----------------------|-------------|-----------------|
| First Floor          | £14,096.88* | 3 months notice |
| Second & Third Floor | £30,000.00  | 3 months notice |

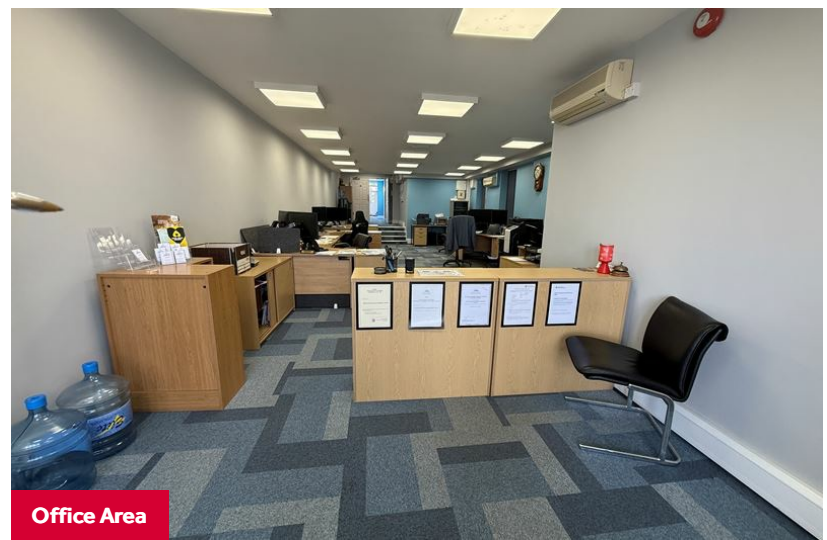
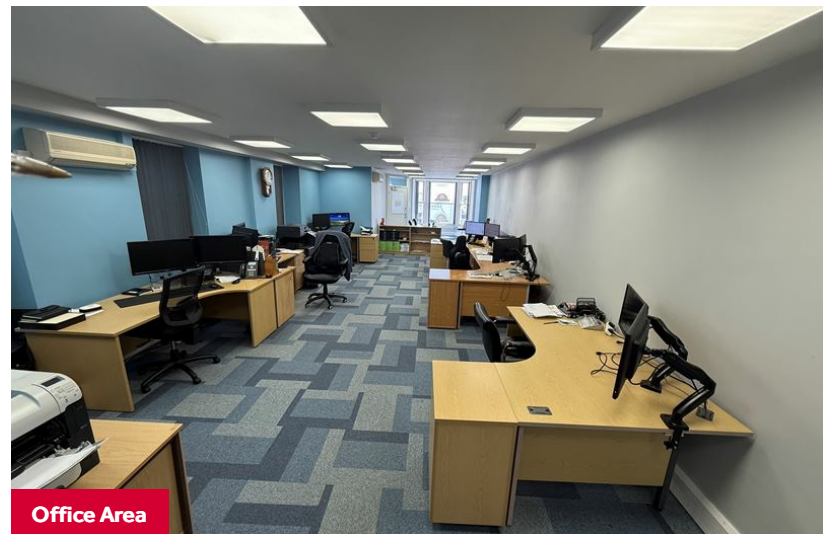
\*The first floor flat is let at a discounted rent due to the tenant being connected to the Landlord.

## PRICE

Offers are invited at £1,525,000

## LEGALS

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

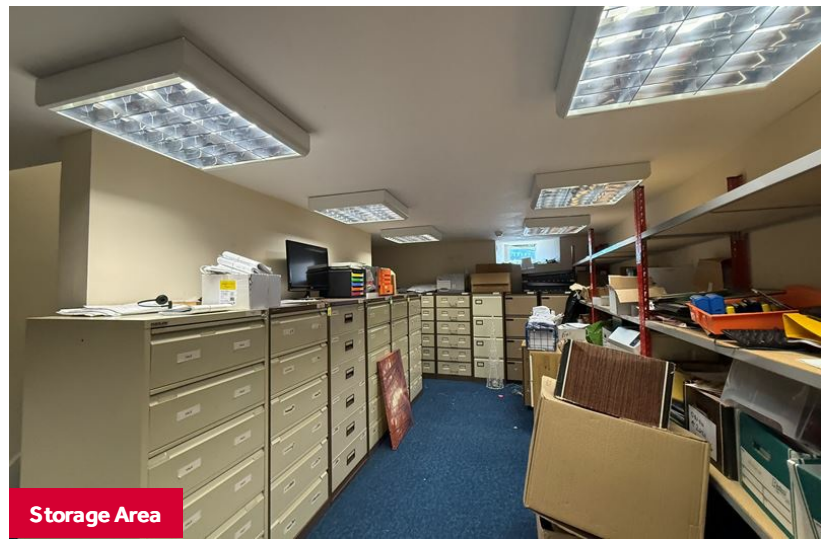




Parking Area



Alley Way



Storage Area



Marina Views







## 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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