

24 Vauvert (Former Plough Inn)

24, Vauvert, St Peter Port

Development Opportunity

Offers £350,000+



Total Space
1,334 Sq Ft

Commercial
906 Sq Ft

Residential
428 Sq Ft

Use
Residential/F&B

Development
Opportunity

Available
Immediately

24 Vauvert, formally The Plough Inn, occupies a central location along Vauvert in central St Peter Port. It currently comprises a former public house with independent residential unit above. Due to its location there is an opportunity for residential development.

LOCATION

24 Vauvert, formerly the Plough Inn, is situated along Vauvert in the centre of St Peter Port. It offers convenient access to the town centre, with the High Street located approximately 700 metres away.

The property occupies a prominent position along Vauvert, close to its junction with Allez Street, benefiting from good levels of passing pedestrian footfall and vehicular traffic.

While the surrounding area is predominantly residential, there is a mix of non-residential uses nearby, including office developments, schools, restaurants, takeaway outlets, and a variety of retail premises.



DESCRIPTION

24 Vauvert is a mixed-use property comprising a former public house on the ground floor with an independent unit of residential accommodation above.

The ground floor unit currently benefits from Class 11 (Food) use and features a prominent display window fronting onto the public roadway. It was previously used as the popular "Plough Inn" but has development potential for residential conversion, subject to the relevant consents.

The first-floor provides a one-bedroom flat and is accessed independently from the ground floor unit, via a separate entrance, located via a pathway to the east of the commercial unit. The accommodation is arranged over a single split floor and comprises a lounge, kitchen, double bedroom, and dressing room. Whilst the flat currently comprises one bedroom, it could accommodate a second bedroom with internal reconfiguration. As with the ground floor, the first floor accommodation would benefit from refurbishment to maximise value.

The property has no allocated parking, but there are many public long-stay car parking spaces nearby.

PLANNING & DEVELOPMENT

Under the Island Development Plan 2016, the site is located within the St Peter Port Main Centre and also falls within the St Peter Port Conservation Area. This is positive for the site as development within the Main Centre is generally supported.

TENURE

Freehold.
The site is available to purchase.

PRICE

The property is available to purchase and offers are invited in excess of £350,000 (three hundred and fifty thousand pounds).

AVAILABILITY

The 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

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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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