

COMMERCIAL PROPERTY INVESTMENT OPPORTUNITY



Sarre & Company
CHARTERED SURVEYORS

MIXED-USE INVESTMENT NORTHSIDE, VALE GUERNSEY



FOR SALE WITH VACANT POSSESSION



16 Gloucester Street, St.Helier, Jersey, Channel Islands, JE2 3QR

Tel: 01534 888848 Fax: 01534 888849

Email: property@sarreandcompany.co.uk www.sarreandcompany.co.uk



**The Property
Ombudsman**

NORTHSIDE, VALE GUERNSEY

LOCATION

The Property is located in the north eastern part of Guernsey in the Parish of Vale and is approximately 4.5km from the centre of St Peter Port via the main east coast road. It is adjacent to St Sampson's Harbour, the island's commercial maritime hub and The Bridge which has a vibrant mix of retail and F&B offerings, and is considered to be Guernsey's second retail centre. It is also in close proximity to the Leale's Yard redevelopment site.

Although there is no dedicated parking included with the Property, there is free public on-street parking directly outside and in the immediate vicinity.

We attach a plan for ease of reference.

DESCRIPTION

Thought to be originally of Victorian construction, but subsequently extended, the Property consists of two, self-contained three-storey, buildings which are interconnected at ground floor level.

The western part of the building comprises the following accommodation:

- Ground floor - former retail banking hall with counter, glazed private office, private office, tea point, back office, strong room and storeroom. Suspended ceilings to banking hall and mix of LED and recessed halogen lighting, perimeter trunking, three-phase power supply.
- First floor - ladies' WCs, office/staff room with tea point
- Second floor - men's WCs, office, storeroom

Subject to the usual consents it may be possible to convert the upper floors to residential use.

The eastern part of the building comprises a 3-bedroom maisonette with the following accommodation:

- Ground floor - self-contained lobby and entrance hall
- Half landing - bathroom with white three-piece suite, and shower over bath
- First floor - large living room, separate kitchen with integrated appliances (oven, hob, fridge / freezer, extractor hood)
- Half landing - store cupboard
- Second floor - Three bedrooms (2x doubles & 1x single)
- Mains electricity, water and drainage, central heating, mix of double-glazed uPVC and single-glazed windows
- Views across St Sampson's Harbour and The Bridge
- Requires redecoration / refurbishment

ACCOMMODATION

Western part of the building: 1732 sq.ft. / 161 sqm.

Ground floor - Retail / back office: 1,104 sq.ft. / 102.6 sqm.

First floor - Back office / WCs: 310 sq.ft. / 28.8 sqm.

Second floor & half-landing - Back office / WCs: 318 sq.ft / 29.6 sqm.

Eastern part of the building: 917 sq.ft. / 85.3 sqm.

Ground floor – Entrance Hall: 63 sq.ft. / 5.9 sqm.

First floor - Bathroom, Kitchen & Living Room: 465 sq.ft. / 43.2 sqm.

Second floor – Three bedrooms: 389 sq.ft. / 36.2 sqm.

Total: 2,649 sq.ft. / 246.3 sqm.

Measured in accordance with RICS Code of Measuring Practice.

TENURE

Sale of Freehold with vacant possession.

VAT

VAT is not applicable in Guernsey.

LEGAL & PROFESSIONAL FEES

Each party to bear their own costs, whether a transaction arises.

PRICE

The property is available to purchase with a quoting price of £625,000.

CLIENT DUE DILIGENCE

In line with the JFSC requirements the purchaser will provide all the usual Due Diligence information.

VIEWING

By contacting the Vendor's sole agent-

**Alistair M Sarre BSc MRICS,
Simon Gale LLB AssocRICS
or Reece Sarre**

**Sarre & Company
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Jersey
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WHILST WE BELIEVE THESE PARTICULARS TO BE CORRECT NO RESPONSIBILITY CAN BE ACCEPTED FOR ANY INACCURACY

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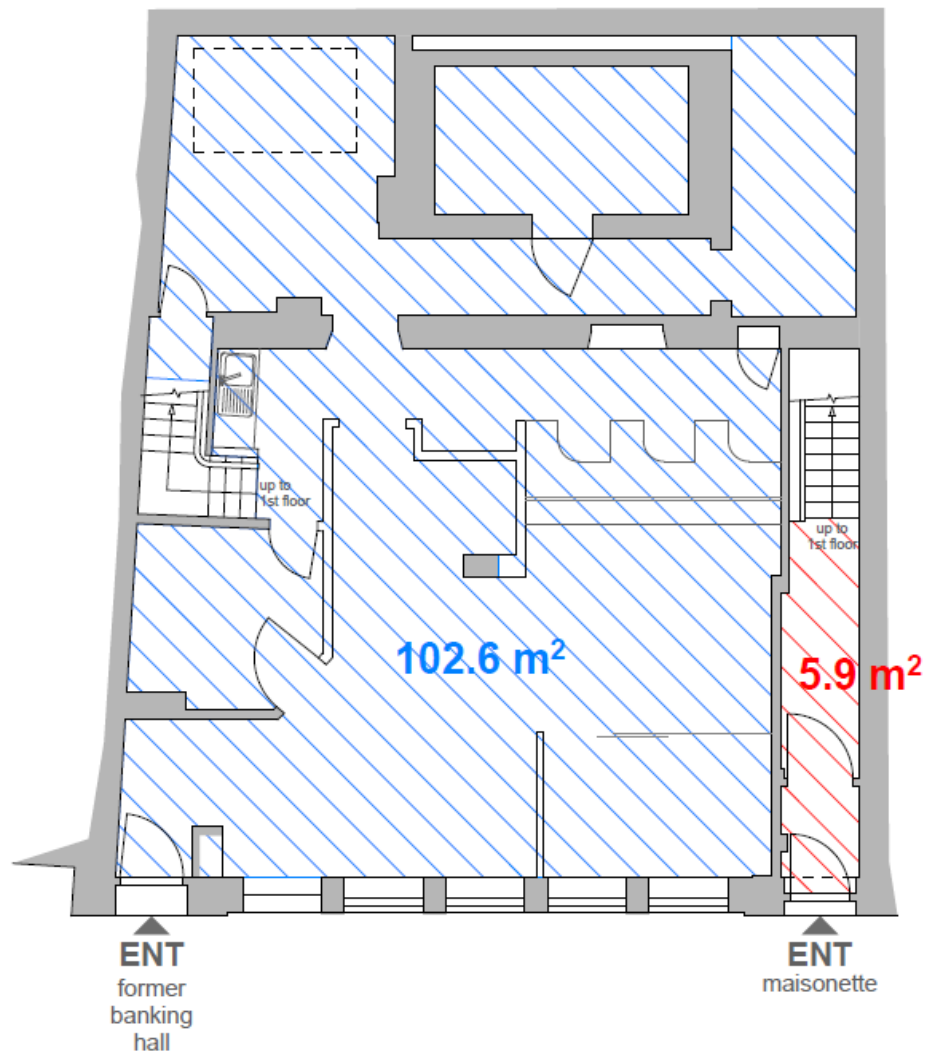
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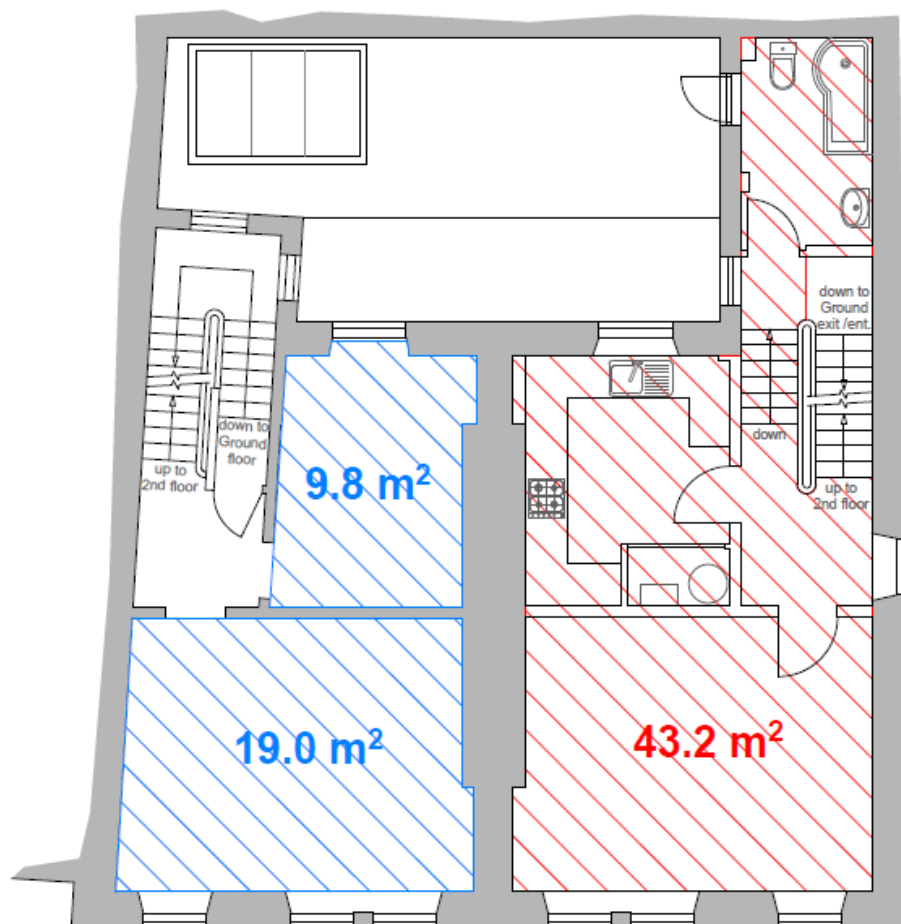
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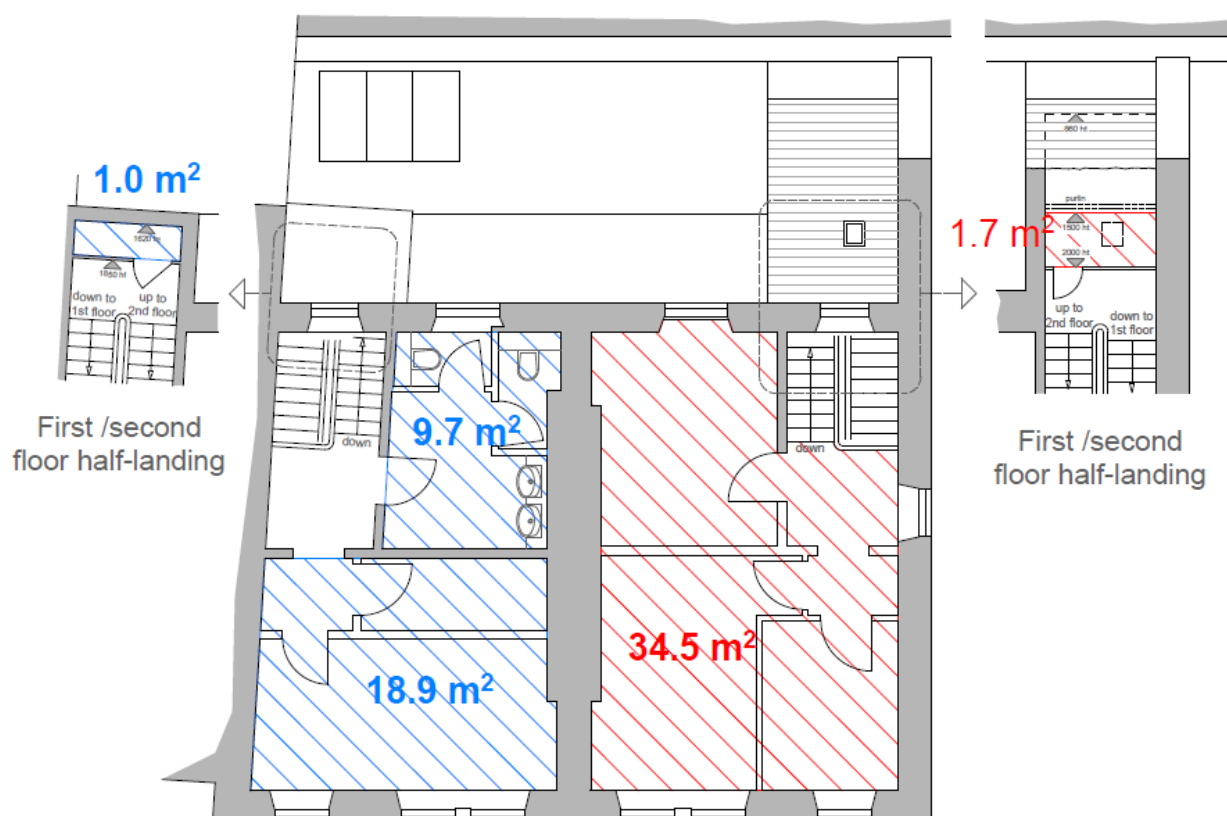
Ground floor



First floor



Second floor



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