

GUERNSEY INVESTMENT OPPORTUNITY

OUT OF TOWN MIXED INDUSTRIAL/OFFICE INVESTMENT WITH PLANNING CONSENT FOR NEW OFFICE SCHEME on part of the site

OFFERS IN EXCESS OF £7M BEING SOUGHT



Location

St George's Place is a commercial mixed-use site situated along St George's Esplanade. It forms part of the main thoroughfare connecting St Peter Port's Town Centre with St Sampson and Admiral Park. The site itself has excellent access and is within walking distance from the main facilities of St Peter Port. It is also a short walk from the long stay public car park at La Salarie Corner and the office and retail developments at Admiral Park.



Description

The premises comprise a mix of industrial & office premises and total circa 42,000 sq ft of accommodation within a total site area of circa xyz.

There are a variety of local occupiers including a number of established occupiers such as Nerine Trust, JT, Liquid PR and Randall's Brewery.

Planning Approval

The site benefits from an approved planning consent for the demolition of an existing part of the site being an office and warehouse within the site and erect a replacement new office of circa 25,000 sq ft with associated work to external areas. This is for a section of the site and was approved in November 2019. See Guernsey Planning Application Ref: FULL/2019/1383.

Property Ref:A108030000. (full details available upon request)

Tenancy Information

Details of the individual tenants are set out in the attached tenancy schedule.

The current rental income is £492,103 per annum with some minimum fixed rental increases.

Opportunity

The property is available to purchase freehold subject to the benefit of the existing leases in place and the planning consent for and offers are sought in excess of £7.0 million subject to contract.

Costs

Each party to bear their own legal and other associated costs with the transaction whether it completes or not.

Further Details and Viewing

Strictly upon application to Jon Carter at Carter Property Consultancy:

tel. 07797722695 or email at jon@joncarterproperty.com

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