

RETAIL SHOP FOR SALE

SOLD £395,000 

28 Le Pollet
St Peter Port, Guernsey, GY1 1WQ

INVESTMENTS



Prime position retail shop with Local Market maisonette

Price: £395,000

SOLD

SUBJECT TO CONTRACT



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SUMMARY

- Prime location in Guernsey's busy High Street/Le Pollet area
- Approx 150 sq.ft of retail space on the Ground Floor
- Local Market two bedroom maisonette with separate access, on three floors
- Existing lease on the retail shop expiring in 2015
- Income for the retail shop is £14,000 per annum subject to annual GRPI rent reviews

THE OPPORTUNITY

This is a rare opportunity to purchase a prominently positioned retail shop in the heart of Guernsey's busy shopping area.

The purchase of 28 Le Pollet will suit owner-occupiers and investors alike given the central location is extremely desirable for both retailers and residents.

LOCATION

"28 Le Pollet" is located within close proximity to Moore's Hotel and directly opposite Villa Italia.

DESCRIPTION

The Property is a terraced building comprising Ground and four upper floors.

On the Ground floor is a retail unit which is accessed directly from Le Pollet. The retail unit has an area of approximately 150 sq.ft.

On the upper floors is a Local Market maisonette. This is accessed from the Ground floor off Le Pollet. A double bedroom and dressing room are located on the First floor, which itself leads to an external small yard with a working outside WC. A lounge/dining room with small kitchenette is located on the Second floor. A second double bedroom and three piece bathroom is located on the Third floor. A further room is located in the attic.

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Courtesy of Digimap

TENURE

The freehold of the property is available. The property will be sold with the existing lease regarding the retail shop, whilst the flat will be sold with vacant possession.

PRICE

The property can be purchased for £395,000.

AVAILABILITY

The property is immediately available.

LEGAL COSTS

Each party to bear their own legal costs.

SOLD

To arrange a viewing:



Call us
01481 722151



Email Jonathan Harris
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