

## RETAIL UNIT FOR SALE

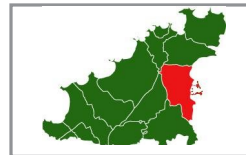
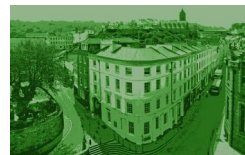
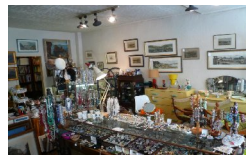
7 Mansell Street  
St Peter Port, Guernsey, GY1 1HP

£400,000 

RETAIL, INVESTMENTS



SOLE  
AGENT



Retail shop with a Local Market one bedroom flat and two bedroom maisonette  
on the upper floors

Price: £400,000

**SUBJECT TO CONTRACT**

## SUMMARY

- Situated in the "Old Quarter" of St Peter Port
- Approx 600 sq.ft of retail space on the Ground Floor
- Two Local Market flats above, with separate access

## THE OPPORTUNITY

This is a rare opportunity to purchase a retail shop in the heart of Guernsey's "Old Quarter".

The purchase of 7 Mansell Street will suit owner-occupiers and investor alike given the location is desirable for both retailers and residents.

## LOCATION

7 Mansell Street is within the quaint and charming old quarter of St Peter Port. Mansell Street is a cobbled pedestrian street just down from Trinity Square; 7 Mansell Street is located in an attractive part of the old town, a short distance from the Guernsey Market buildings but close to the town's oldest residential area.

## DESCRIPTION

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

On the Ground floor is a retail unit which is accessed directly from Mansell Street. The retail unit has an area of approximately 600 sq.ft.

On the upper floors is a Local Market one bedroom flat and a two bedroom maisonette. These are both accessed through a separate doorway from the Ground Floor off Mansell Street.

The one bedroom Local Market flat, located on the First Floor, comprises of a lounge, kitchen, bedroom with shower and wash hand basin open to the bedroom and a separate WC.

The two bedroom Local Market maisonette, located on the Second and Third Floors, comprises of open plan lounge/dinner and kitchenette. The bathroom containing a wash hand basin and bath and a separate WC is located on the landing. The stairs lead up to two bedrooms.



Courtesy of Digimap



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### TENURE

The freehold of the property is available.

### PRICE

The property can be purchased for £400,000.

### AVAILABILITY

The property is immediately available.

### LEGAL COSTS

Each party to bear their own legal costs.

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### To arrange a viewing:



Call us  
01481 722151



Email Jonathan Harris  
[jharris@swofferscommercial.co.uk](mailto:jharris@swofferscommercial.co.uk)

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**SUBJECT TO CONTRACT**



Estate House Ann's Place St Peter Port Guernsey Channel Islands GY1 2NU  
Tel: 01481 722151 | Fax: 01481 715303 | [info@swofferscommercial.co.uk](mailto:info@swofferscommercial.co.uk)  
[www.swofferscommercial.co.uk](http://www.swofferscommercial.co.uk)