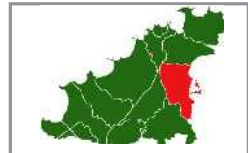


## RETAIL UNIT FOR SALE

31 Mill Street  
St Peter Port, Guernsey, GY1 1HW

£485,000 

RETAIL, INVESTMENTS



Retail shop with two Local Market flats on the Upper Floors

Price: £485,000

SUBJECT TO CONTRACT

## SUMMARY

- Situated in the "Old Quarter" of St Peter Port
- Approx 850 sq.ft of newly refurbished retail space over the Ground and First Floor
- Two Local Market flats above, with separate access via Burnt Lane

## THE OPPORTUNITY

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

The purchase of 31 Mill Street will suit owner-occupiers and investor alike given the location is desirable for both retailers and residents.

## LOCATION

31 Mill Street is within the quaint and charming old quarter of St Peter Port. Mill Street is a cobbled pedestrian street just down from Trinity Square; 31 Mill 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.

The retail unit is accessed directly from Mill Street and is approximately 850 sq.ft located over the Ground and First Floor. The retail unit has recently been refurbished to a high standard and provide a modern retail space.

The two Local Market flats are located over the Second and Third Floor of 31 Mill Street. The flats are accessed via a lobby off Back Street.

The one bedroom Local Market flat is located on the Second Floor, comprises of a lounge, kitchen, bathroom and bedroom.

The one bedroom Local Market flat is located on the Third Floor, comprises of open plan kitchen/lounge, bathroom and bedroom.



#### TENURE

The freehold of the property is available.

#### PRICE

The property can be purchased for £485,000.

#### AVAILABILITY

The property is available subject to vacant possession.

#### 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**