

Swoffer Barnes Commercial

Chartered Surveyors Valuers Property Consultants

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FOR SALE 13-17 MILL STREET ST PETER PORT, GUERNSEY



**A rare opportunity to purchase an investment portfolio including
9 residential properties, 3 shops, a restaurant and a café.**

Price on application

SOLE AGENT

13-17 Mill Street, St Peter Port, Guernsey

LOCATION

The premises are located at the lower end of Mill Street in a popular area within close proximity to the Guernsey Market redevelopment and only a short distance from the centre of St Peter Port's busy High Street.

The area is undergoing significant renovation and upgrading and as a result, a number of businesses have moved into the area. Local businesses operating within close proximity include Creasey's, Loop, The Edge, and Baan Thai.

DESCRIPTION

This Mill Street investment portfolio includes 9 residential properties, 3 shops, and an Italian restaurant. The property comprises ground and three upper floors and includes the area known as Mill Arcade.

A summary of the portfolio is as follows:-

- 6 bed-sits (located on the 1st floor)
- 3 one-bedroom flats (located on the 2nd and 3rd floors)
- 3 shops (located on ground floor)
- 1 restaurant (located on ground floor within Mill Arcade)
- 1 café (located on ground floor within Mill Arcade)



Front view of the entrance to Mill Arcade

13-17 Mill Street, St Peter Port, Guernsey

INCOME

Commercial units: £ 52,860.00 per annum

Residential units: £ 66,250.00 per annum

Total Annual Income **£ 122,046.00**

PRICE

Price on application.

AVAILABILITY

The freehold is immediately available.

LEGAL COSTS

Each party to bear their own legal costs.

Subject to Contract

13-17 Mill Street, St Peter Port, Guernsey



VIEWING

Strictly by appointment with the vendor's Sole Agent:

Swoffer Barnes Commercial
Estate House
Ann's Place
St Peter Port
Guernsey GY1 2NU

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Subject to Contract