

# Swoffers Commercial

Chartered Surveyors Valuers Property Consultants

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[www.swofferscommercial.co.uk](http://www.swofferscommercial.co.uk)

## FOR SALE 8-10 LE BORDAGE ST PETER PORT, GUERNSEY



**A rare opportunity to purchase 2 adjacent buildings comprising retail on the ground floor plus residential units on the upper floors. This property could have development potential (subject to planning)**

**Price : £495,000**

**SOLE AGENT**

## 8-10 Le Bordage, St Peter Port, Guernsey

### LOCATION

The premises are located at the lower end of Le Bordage, one of the main thoroughfares into St. Peter Port, 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 has already undergone significant renovation and upgrading and indeed this property would make an ideal site for redevelopment.

### DESCRIPTION

These two adjoining properties comprise retail units on the ground floors with residential units on the upper floors. However the property is ideally suited to redevelopment which would give the property a new lease of life and significantly increase both its value and the income generated.

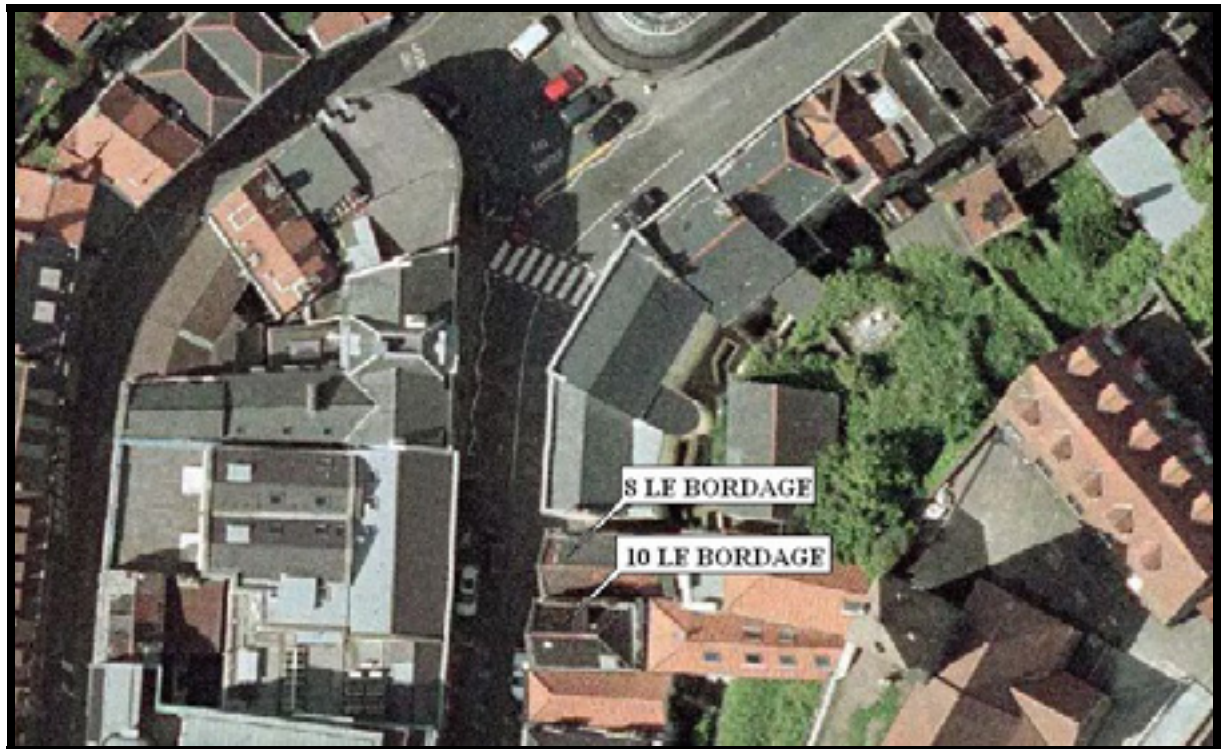
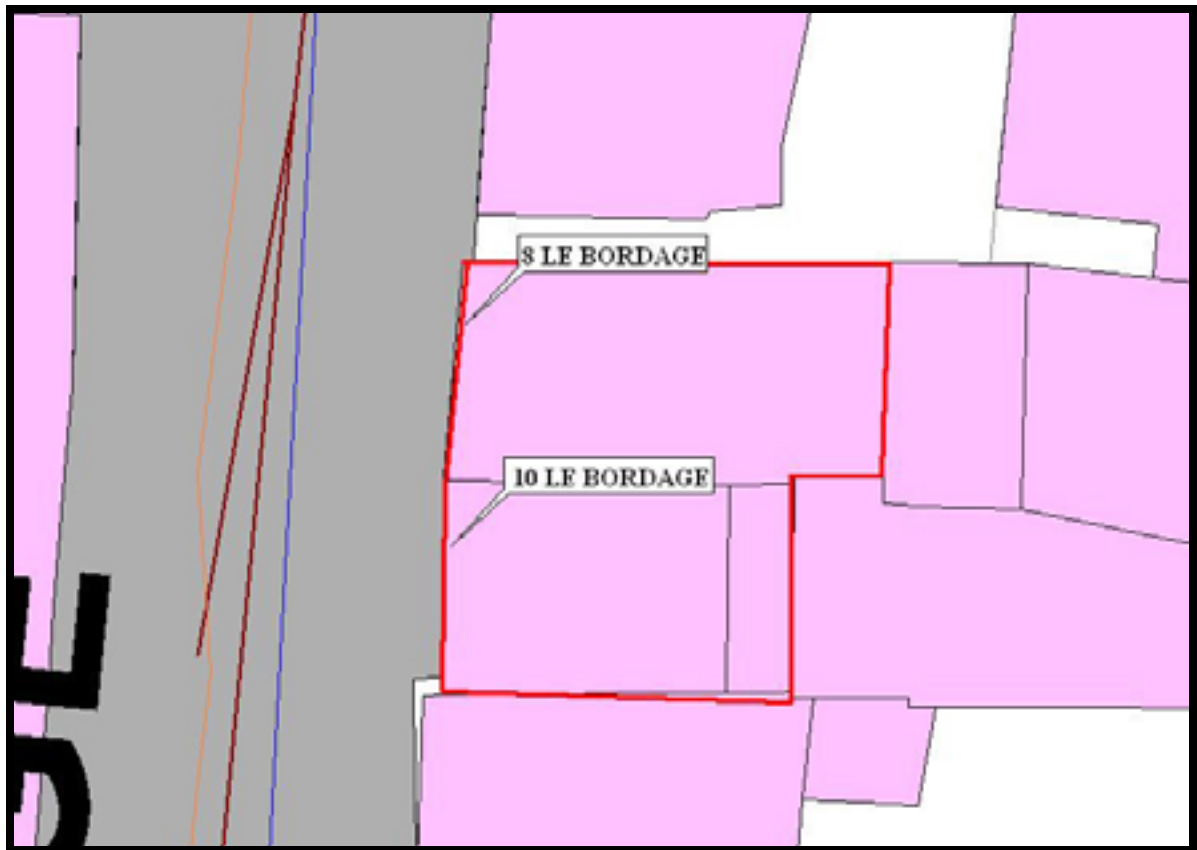


*Ground floor commercial units*

The properties are currently let until 25 September 2011, so would generate an income to any potential purchaser prior to redevelopment and allowing time for the relevant planning permissions to be obtained. Details of the current rental income can be made available on application.

*Subject to Contract*

8-10 Le Bordage, St Peter Port, Guernsey



*Images courtesy of Digimap*

**PRICE**

The freehold of the property is being offered at a cost of £485,000.

*Subject to Contract*

## **8-10 Le Bordage, St Peter Port, Guernsey**

### **AVAILABILITY**

The freehold is immediately available.

### **LEGAL COSTS**

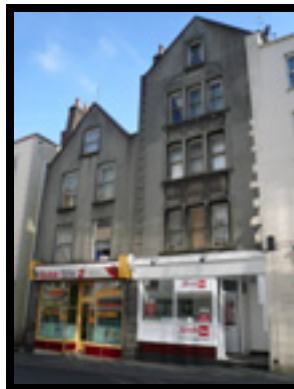
Each party to bear their own legal costs.

### **VIEWING**

Strictly by appointment with the vendor's Sole Agent:

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

Contact:	Jonathan Harris	or	Jo Stoddart
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***For further information, please call 722151***

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- 3) Any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.*
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- 5) These details are believed to be correct at the time of compilation but may be subject to subsequent amendment*

*Subject to Contract*