

Swoffer Barnes Commercial

Chartered Surveyors Valuers Property Consultants

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FOR SALE

29 VICTORIA ROAD

St Peter Port, Guernsey



Town offices with parking

Price: £750,000

SOLE AGENT

Subject to Contract

This is an excellent opportunity for an owner-occupier to purchase self-contained office accommodation with on-site archive storage and dedicated parking.

Location

Number 29 is situated towards the lower part of Victoria Road just a short distance from Trinity Square and the old quarter of St Peter Port. The surrounding area has a mixture of commercial and residential buildings. Victoria Road leads up from Trinity Square to the top of The Grange and within the vicinity of the building are a selection of shops, restaurants and offices.

Description

The property is of traditional construction and its external architecture fits well with the surrounding properties. A total area of 4,050 sq.ft is available to purchase freehold, arranged over Basement, Ground and First floors. Four parking spaces (3 clear + 1 blocked) are situated to the rear of the building. There are two Local Market flats located on the upper floor which are not included in the sale.

The offices are well appointed and in good condition, having been refurbished to a high standard in May 2006 with further works carried out in 2008. The offices are all fitted with suspended ceilings, recessed fluorescent lighting and perimeter trunking and offer male and female facilities on the ground floor as well as a kitchen. The property has fire and burglar alarms as well as CCTV cameras.



Ground floor offices

Accommodation

The Ground Floor is currently laid out with a reception area and large open plan office and a separate director's office to the rear. The offices also benefit from comfort cooling and heating as well as air conditioning. Male and female facilities are also available on this floor. A fully fitted kitchen is available just off the offices down a couple of steps.

The Basement is currently laid out for use as storage and is fitted with carpet tiles, suspended ceilings and fluorescent lighting.

The First Floor is predominantly open plan and has carpet tiles, suspended ceilings with recessed fluorescent lighting as well as excellent natural light.

The property is arranged as follows:

Ground Floor	1,330 sq.ft
First Floor	1,330 sq.ft
Basement	1,390 sq.ft
4 parking spaces	(3 clear + 1 blocked)



Ground Floor office area



Fitted kitchen area

Tenure and Price

The freehold interest of the property is available for £750,000. An additional benefit is that the property can be purchased by way of a single asset Guernsey company which will save on stamp duty.

Tenancy

The ground floor and basement of the property is immediately available. The first floor is currently occupied by The Learning Company who have a three-year lease to June 2011, although they have an option to renew for a further three years at that time.

29 Victoria Road, St Peter Port, Guernsey, Channel Islands

Legal Costs

Each party to bear their own legal costs.

Viewing

Strictly by appointment with the Vendor's Sole Agent;

Swoffer Barnes Commercial
Estate House
Ann's Place
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To view this property call 722151

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Subject to Contract