

For Sale

Picquet House


South Esplanade,
St Peter Port, Guernsey


ROCK



An iconic building dating back to 1819 on the St Peter Port seafront

Offers in excess of

 £800,000

 2,330 sqft

Property Features

- Mixed use retail/Office
- Central location
- Suitable for Café/Bar (Subject to planning consent)
- Listed building
- Harbour views



Historic building in prominent location for sale

LOCATION

The property is situated at the end of the South Esplanade in a prominent busy location adjacent to the town church opposite the Albert Pier and Victoria Marina.

DESCRIPTION

The property is approached by steps at the front (at the side there could be a ramp installed for disability access), leading to a veranda which lends itself to Al Fresco dining. There are three entrance doors to the ground floor. The far-right door provides access to an office and staircase to the first floor. The ground floor

is laid out as offices with kitchen facilities and cloak rooms. There is a second staircase from the middle office to the first floor.

First Floor

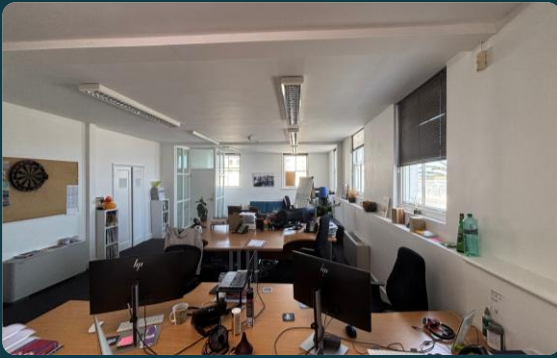
The offices are accessed via two staircases to the side and rear; the main part of the office is open plan with windows looking out over the harbour. There are two cellular offices a drink station and WC.

To the far left of the building there is a gate and corridor which provides access to the rear courtyard where there is a small store.

TENURE/TENANCY

The property is held freehold and is available immediately.

The Lighthouse Media (CI) Limited currently rent the first floor for £2,591.66 per month, they are on a months notice to vacate.



Ground Floor	1,356 sq ft
First Floor	974 sq ft
Total	2,330 sq ft

Picquet House, South Esplanade, St Peter Port

ASSET MANAGEMENT

The property is vacant and ready for immediate occupation, There are a number of uses it could be suitable for such as a Café or Bar, retail use or as offices.

The use will be subject to planning consent.

LEGAL & PROFESSIONAL FEES

Each party to bear their own costs, whether a transaction arises.

VAT

There is no VAT payable in Guernsey.

PROPOSAL

The freehold is available at offers in excess of £800,000.

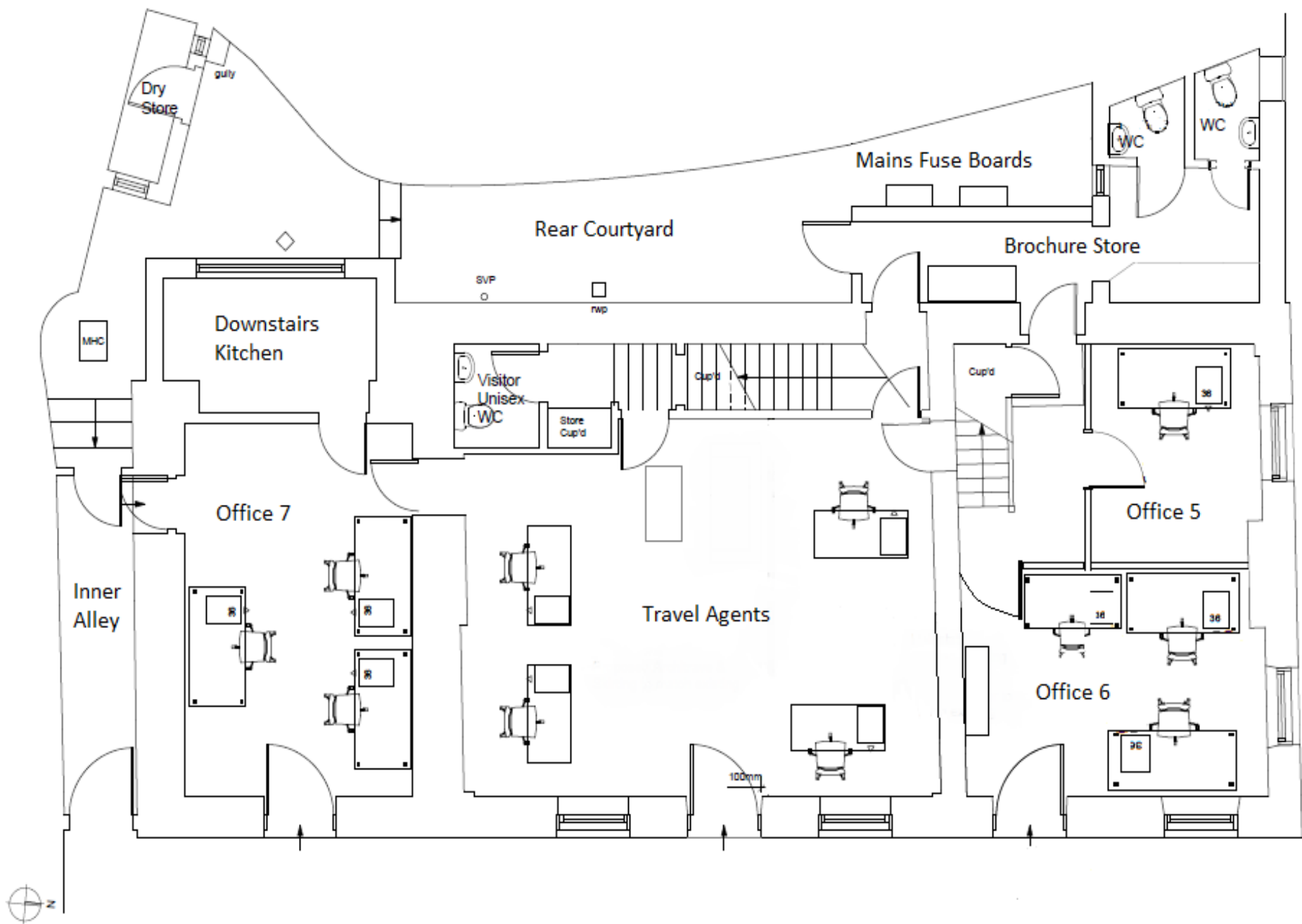
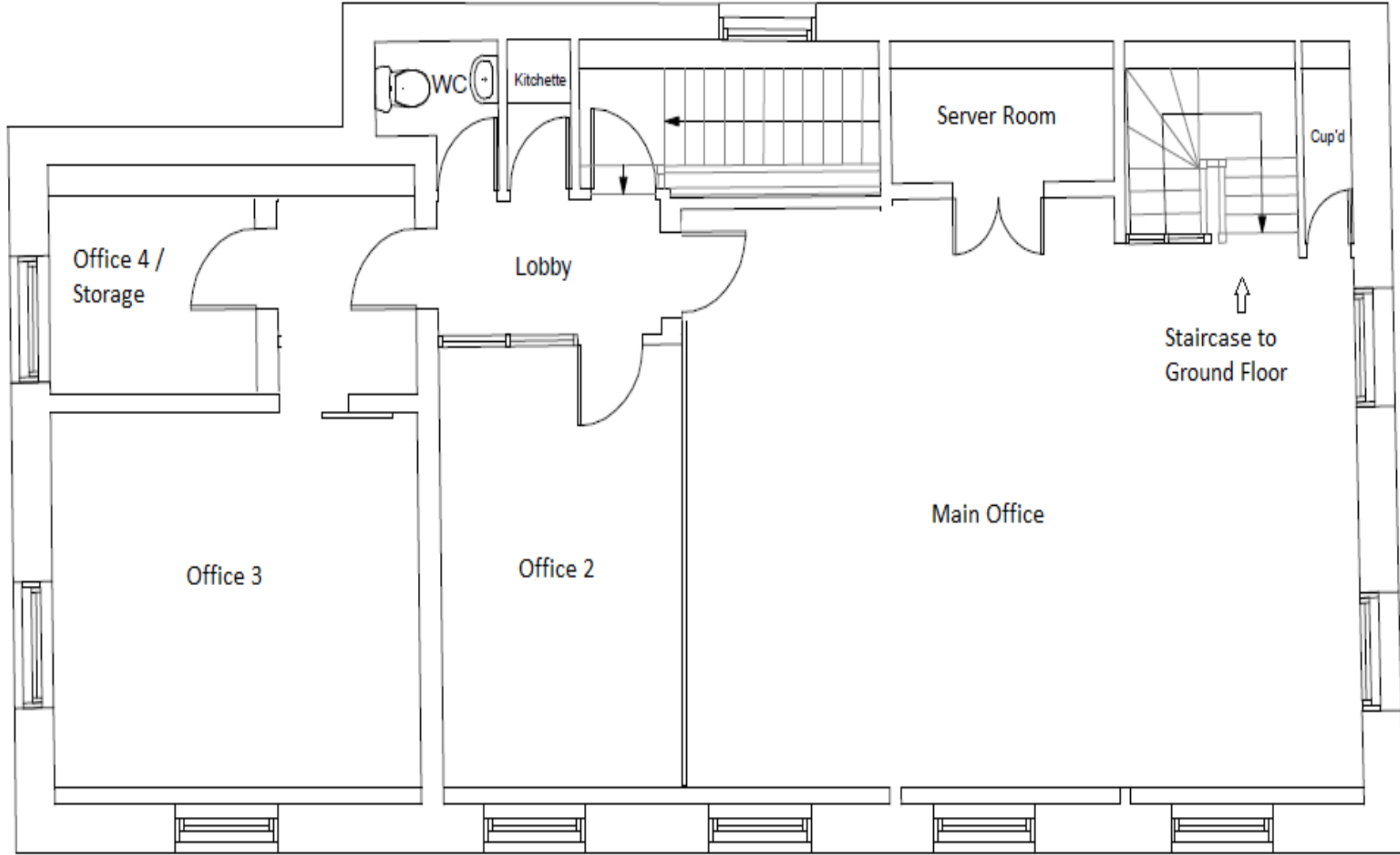
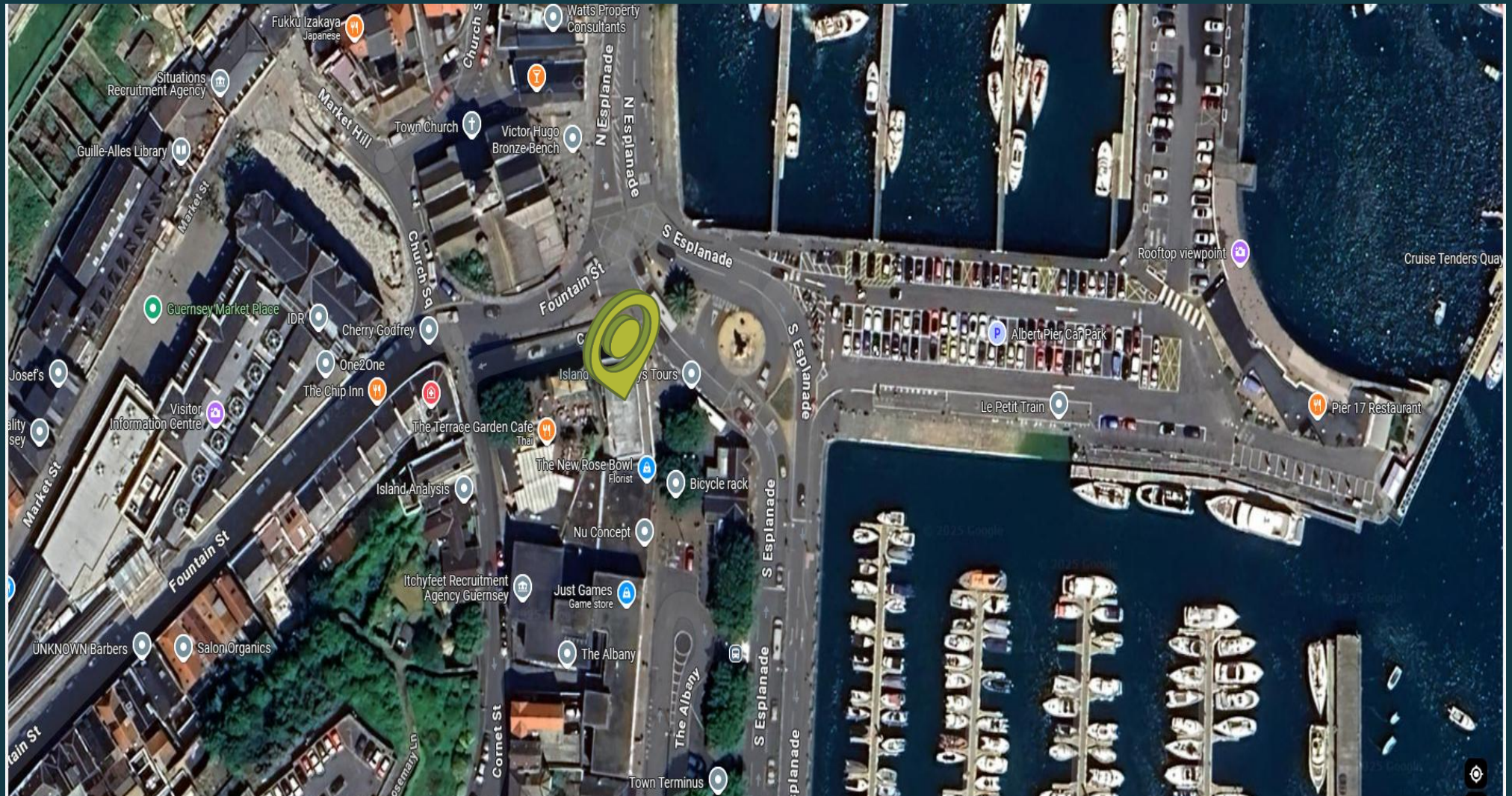


Figure 1
Ground Floor Plan



Location

Picquet House, South Esplanade, St Peter Port



Contact & Viewing

Further information and viewing the property is strictly by appointment. Viewings are possible out of hours by prior arrangement. Please contact Rock Commercial, the landlord's agent:



Peter Van de Velde
Managing Director

☎ 01481 728559
📱 07781 127210
✉ peter@rockcommercial.co.uk



Alex Titheridge MRICS
Director

☎ 01481 728559
📱 07839 189680
✉ alex@rockcommercial.co.uk



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