

For Sale

Harbour Mews

South Quay, St Sampson, Guernsey

ROCK

ROCK

Mixed-Use building comprising a retail unit and open market apartment

🏠 £995,000

📏 740 sqft

Property Features

- Mixed-Use Investment
- Retail Unit currently let on flexible terms to Bonsai
- A vacant 2 bedroom open market apartment
- Prominent location
- Freehold – suitable for an owner occupier or investor



A rare opportunity to acquire a commercial premises with an open market apartment

LOCATION

Harbour Mews is prominently located on South Quay adjacent to Sampson's Marina within The Bridge retail area. It benefits from excellent transport links with good connectivity to both the north of the Island and St Peter Port town centre. With The Bridge being Guernsey's second retail centre, the Property benefits from good footfall. The planned re-development of Leale's Yard will increase surrounding population density and further improve the area's desirability.

DESCRIPTION

Harbour Mews is a mixed-use two storey building. It has a retail unit on the ground floor and a two bedroom open market on the first floor. The retail unit is accessed directly from South Quay with access to the residential adjacent via timber gates. The retail unit has been fitted out to a high specification with separate office to the rear.

The apartment is accessed via a metal staircase to a porch. It has two bedrooms including a large master bedroom with an en suite

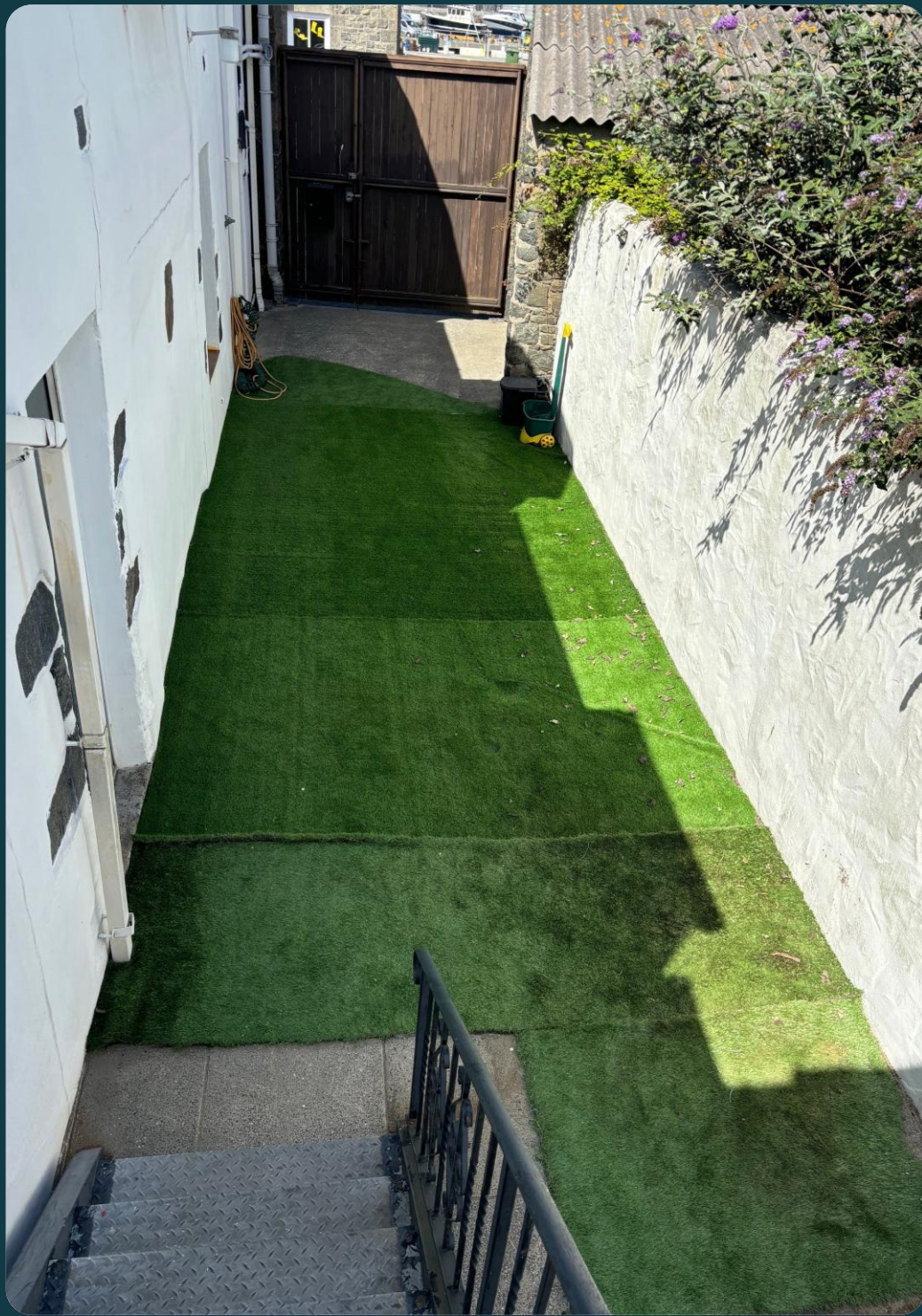
bathroom. It also benefits from a lounge / dining room, a kitchen and second bathroom. Externally, there is a garden room and store room on the ground floor.

TENANCY

The retail unit is let to Bonsai on flexible terms at a current rent of £17,077.56 per annum. The apartment is currently vacant.

TENURE

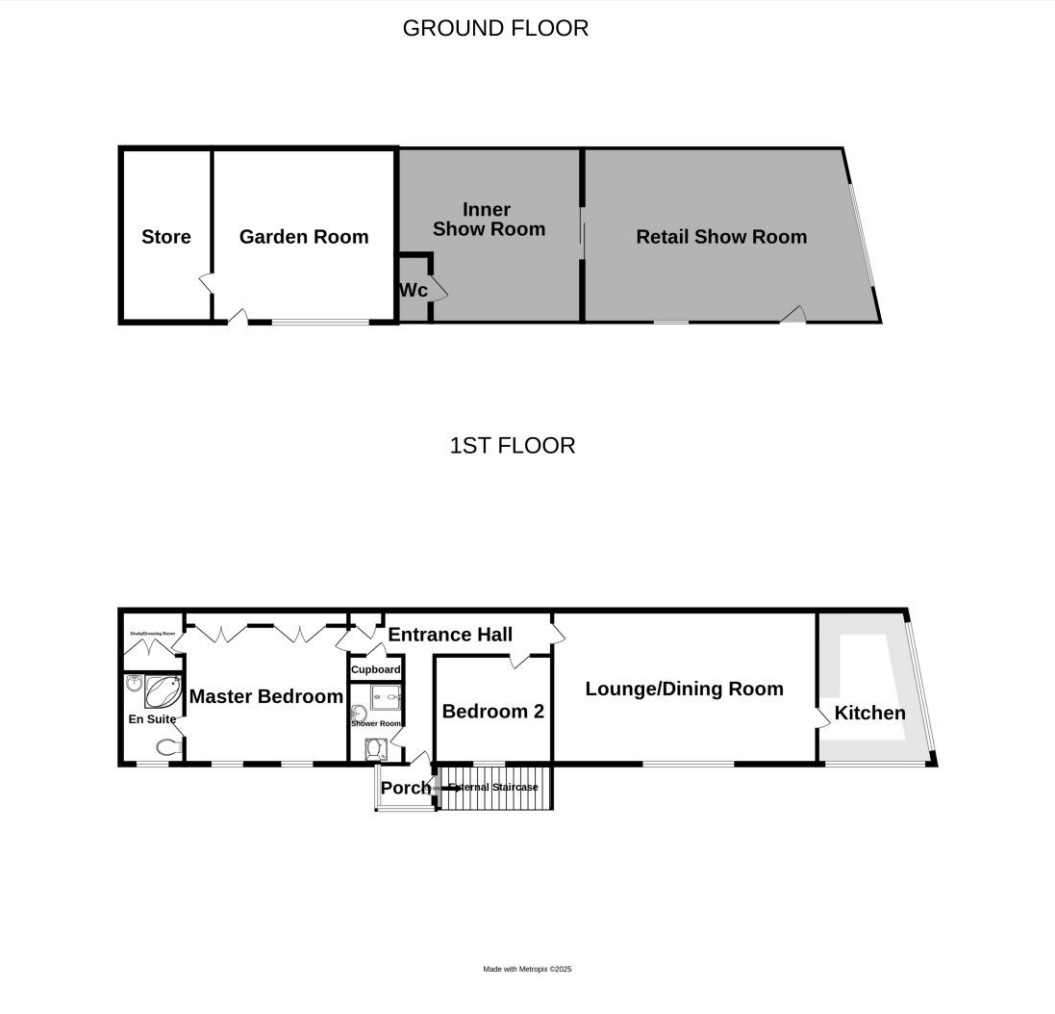
The property is held freehold.





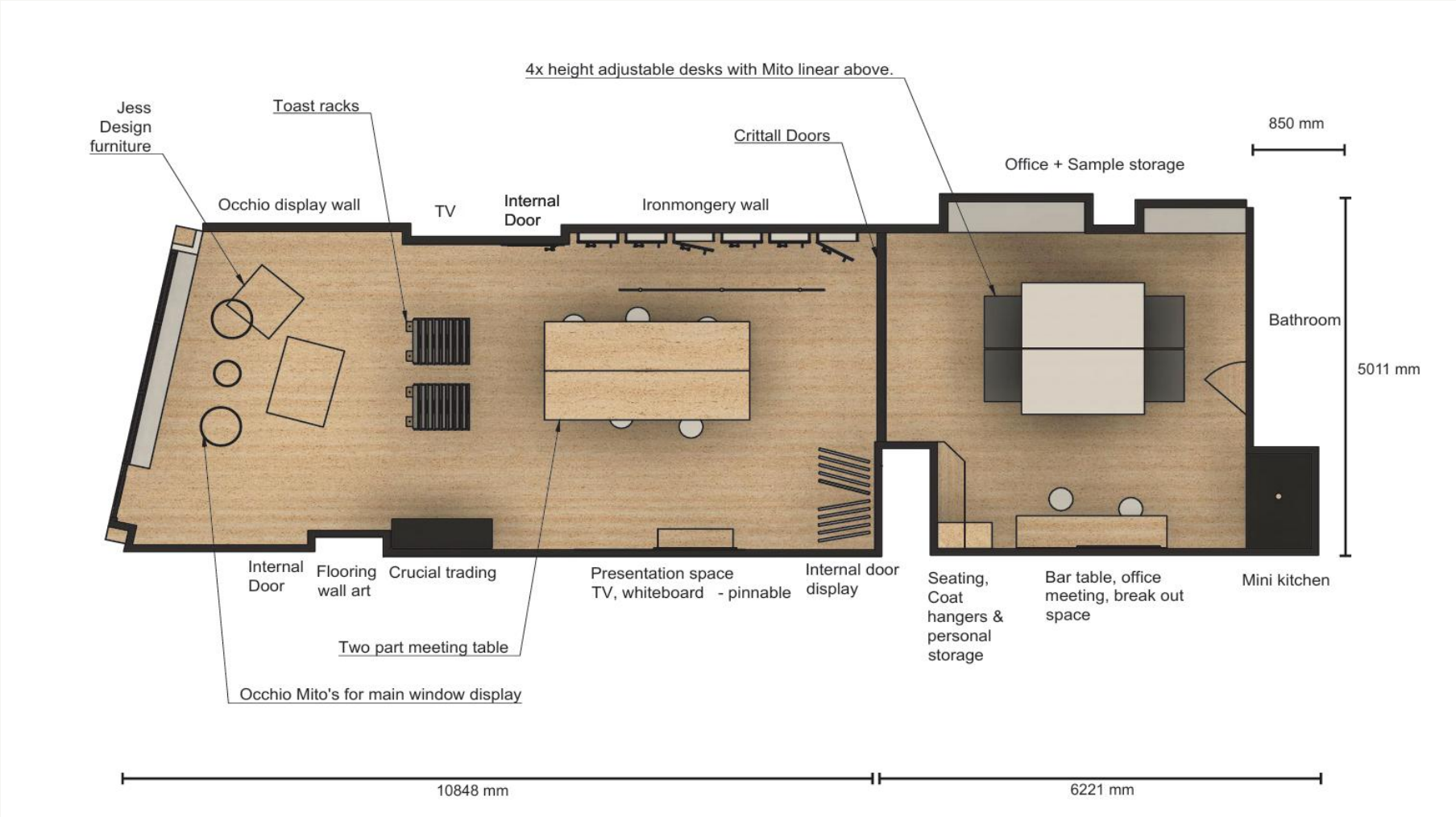
Floor Plan

Open Market Apartment



Floor Plan

Retail Unit



Location

Harbour Mews, South Quay, St Sampson



Harbour Mews

ACCOMMODATION

Floor	Sq Ft	Sq M
Retail	740	68.75
Total	740	68.75

Dimensions for the two bedroom apartment are as follows;

Porch – 4'6" x 4'2"

Hallway (T-shaped) – 15' x 2'9" and 21'6" x 4'4"

Master Bedroom – 15'6" x 14'6"

Study/Dressing Room – 6' x 4'5"

Bedroom 2 – 11' x 10'9"

Lounge/Diner – 25' x 17'8"

Kitchen/Breakfast Room – 18'3" x 7'8"

Garden Room/Utility – 17'5" x 16'3"

Store Room – 12' x 8'7"

PARKING

The retail unit has no demised parking but there are numerous short and long-term public parking options available nearby. The apartment has room for one parking space.

OPPORTUNITY

- Potential to secure a tenant for the apartment and drive rental value.
- Owner occupier acquisition.

VAT

There is no VAT payable in Guernsey.

LEGAL COSTS

Each party to bear their own legal costs and any other costs associated with acquiring the property.

PROPOSAL

The freehold of the property is available with a quoting price of £995,000.

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



TERMS: These details are for guidance only. Although every care is taken in the preparation of these particulars, measurements are approximate and Rock Commercial, its agents, the vendors or the lessors are not responsible for any errors, omissions or misstatements contained within them. They do not form part of an offer or contract and no person in the employment of Rock Commercial has the authority to make any representation or warranty in relation to this property. Prospective purchasers or tenants should verify all information for themselves by inspection or making their own investigations before making any agreement to purchase or lease.