



# Sunnybank

Victoria Road, St Peter Port, GY1 1HY

## £865,000

LOCAL MARKET

SOLE AGENT

A rare opportunity in the heart of St Peter Port to acquire a large multi vehicle garage with planning permission to create a 2 bedroom bungalow above.

Situated on Victoria Road, Sunnybank comprises of 17 parking spaces, 9 on ground level and 8 on parking lifters to be brought into operation. The 7 ground level spaces are currently let at £135.00 per month per space on a 2 month rolling parking agreement. There are currently 3 stackers installed with a further 4 stackers included within the sale and ready for assembly.

In March 2025, planning permission was granted to erect a 1,230 sq ft, two bedroom dwelling on top of the garage plot of approximately 1,700 sq ft.

## Key facts

- Exciting opportunity
- Garage with for 17 parking spaces, 7 currently let.
- Plans approved for 2 bedroom bungalow
- Convenient location

t 01481 236039  
e [enq@cooperbrouard.com](mailto:enq@cooperbrouard.com)  
w [cooperbrouard.com](https://www.cooperbrouard.com)

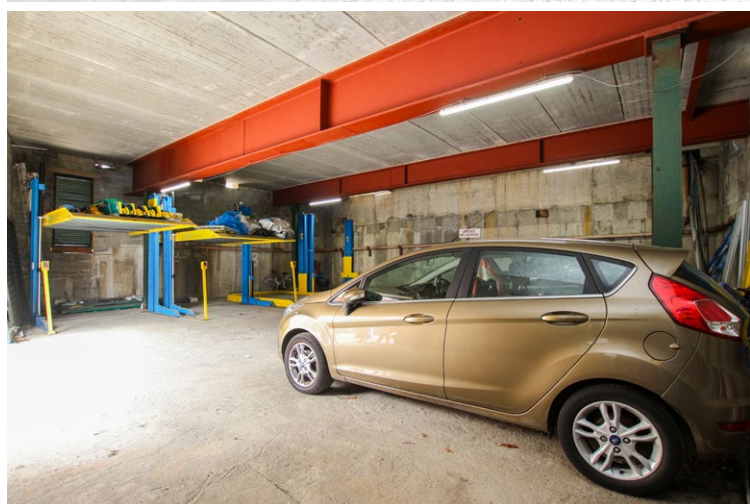


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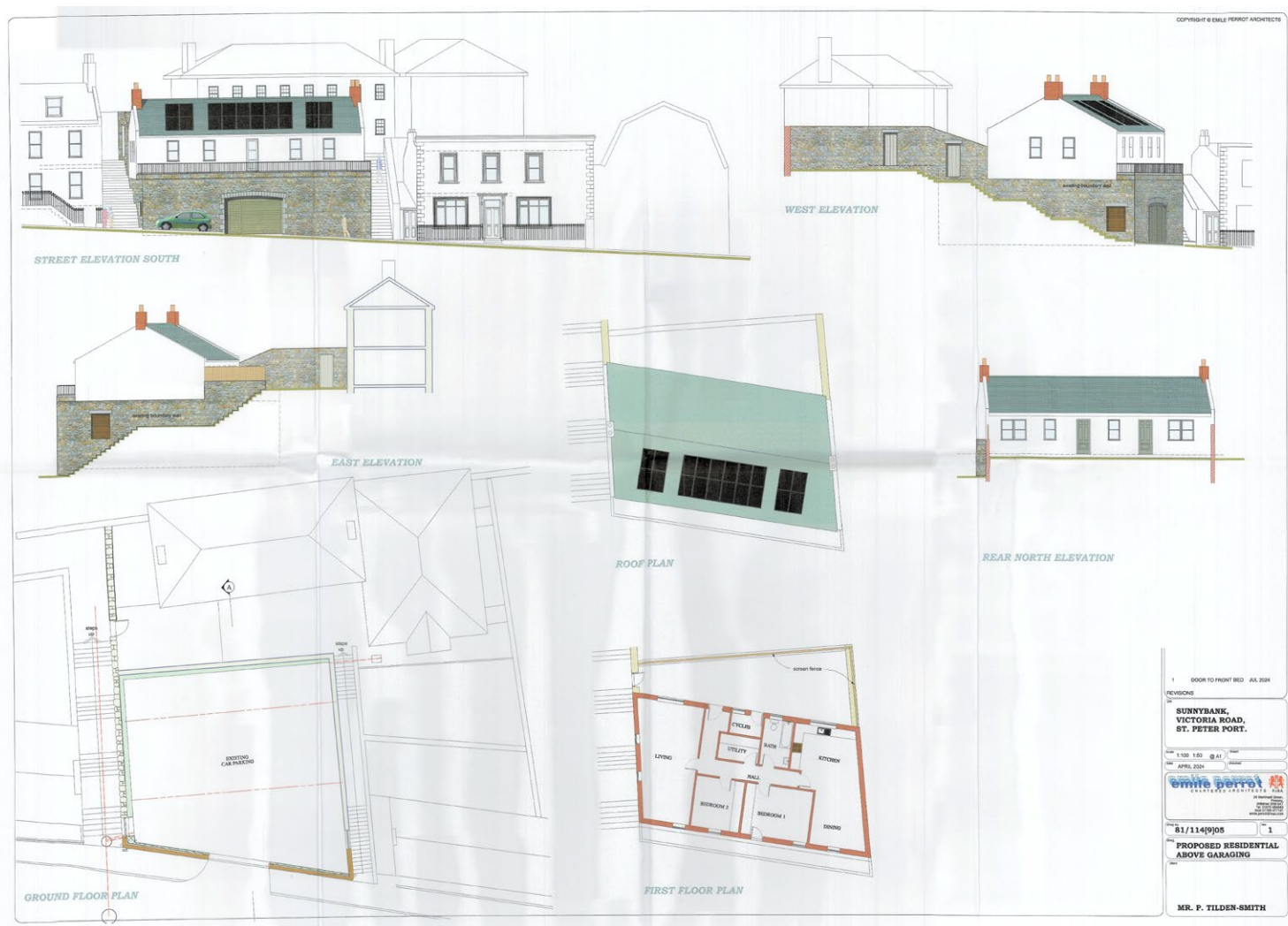








## Plans



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## Accommodation

### GROUND FLOOR

#### Garage

44'9 x 42'8 (13.7m x 13m)

**Price to include:** 7 stacker parking lifts – 3 of which are installed, 4 are not installed but are included within the sale price.

**Services:** 3 phase mains electricity in place along with mains water. Please note that some of the services within the garage supply the flats behind and are entitled to remain within or on the building and will need to be encased in relevant ducting upon development of the bungalow.

**what3words:** runways.restyled.these

**TRP:** 176

#### CONTACT OUR LOCAL MARKET TEAM



Matt



Ben



Liz



Courtney



Hannah



La Grande Rue,  
St Martin's,  
Guernsey GY4 6RR

**t** 01481 236039  
**e** [enq@cooperbrouard.com](mailto:enq@cooperbrouard.com)  
**w** [cooperbrouard.com](http://cooperbrouard.com)

