



45, Longstore

St Peter Port, GY1 2BE

£945,000

LOCAL MARKET

COMMERCIAL

An excellent opportunity to acquire a mixed-use property comprising two commercial units and three residential flats, all of which are ideally located within easy reach of the amenities of Admiral Park and St Peter Port.

The building is fully let, with all units currently tenanted, providing an immediate income with the combined rental income generating a yield of approximately 8% per annum.

Surrounded by on street parking options, this property is worth closer inspection to appreciate the opportunity on offer.

Key facts



- Mixed use commercial unit
- Comprises 2 commercial units & 3 flats
- Surrounded by on street parking
- Basement level storage
- Achieving approx. 8% yield per annum

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GUERNSEY'S ESTATE AGENT

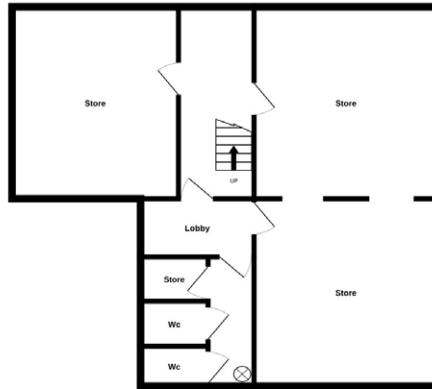




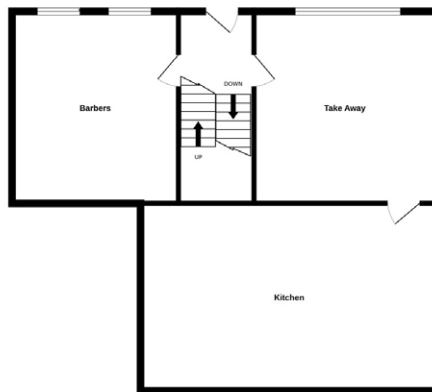


Floorplan

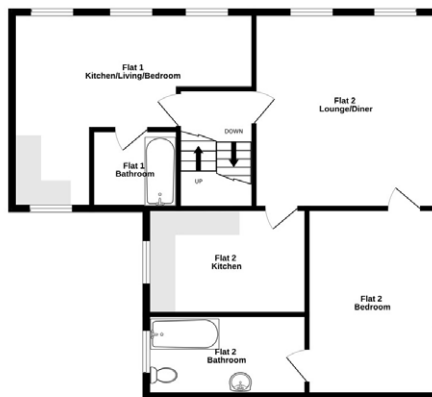
BASEMENT



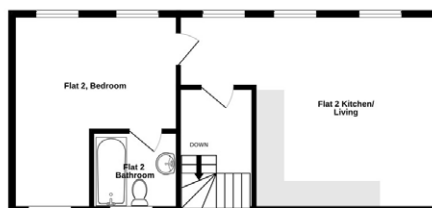
GROUND FLOOR



1ST FLOOR



2ND FLOOR



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LOCAL MARKET | COMMERCIAL

Basement

Store

15' x 13' (4.6m x 4m)

Store

15' x 14'4 (4.6m x 4.4m)

Store

14'8 x 14'8 (4.5m x 4.5m)

Lobby

10' x 3'4 (3.1m x 1m)

WC

WC

Store

GROUND FLOOR

Entrance lobby

Barbers

15' x 13' (4.6m x 4m)

Take Away

15'3 x 14'9 (4.6m x 4.5m)

Kitchen

24' x 15' (7.3m x 4.6m)

First Floor – Flat 1

Kitchen/ living / bedroom

20' x 16'5 (6m x 5m)

Bathroom

6'4 x 5'7 (1.9m x 1.7m)

First Floor Flat 2

Lounge

15'2 x 15' (4.6m x 4.6m)

Bedroom

15'2 x 11'9 (4.6m x 3.6m)

Bathroom

11'9 x 7'1 (3.6m x 2.1m)

Kitchen

11'8 x 7'8 (3.6m x 2.4m)

Second Floor – Flat 3

Kitchen / living

22' x 15' (6.7m x 4.6m)

Bedroom

15'6 x 14'9 (4.7m x 4.5m)

Bathroom

6'3 x 5'8 (1.9m x 1.7m)

EXTERIOR

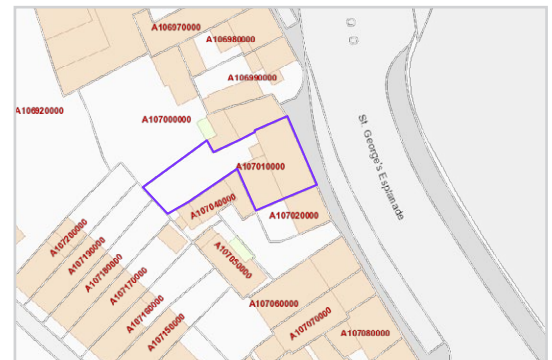
To the rear of the property is an enclosed walled garden partly laid to lawn with a further patio area.

Price to include: Mains electricity and water, mains drainage, electric heating in flats, uPVC double glazing.

Services: 3 K1

what3words: chipper.instead.premises

TRP: 383



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