



# Harbour Mews

South Quay, St Sampson, GY2 4QH

## £995,000

COMMERCIAL

JOINT AGENT

A prominently positioned mixed use property located close to the heart of St Sampson's "Bridge" retail and commercial centre offering an appealing combination of ground floor retail unit and Open Market first floor apartment.

Overlooking the harbour/marina, there is excellent on street public parking and parking for two vehicles behind double gates.

## Key facts



- Ground floor retail premises
- First floor Open Market apartment
- Prominent seafront location St Sampsons
- Excellent on street public parking options
- Parking for two vehicles in tandem

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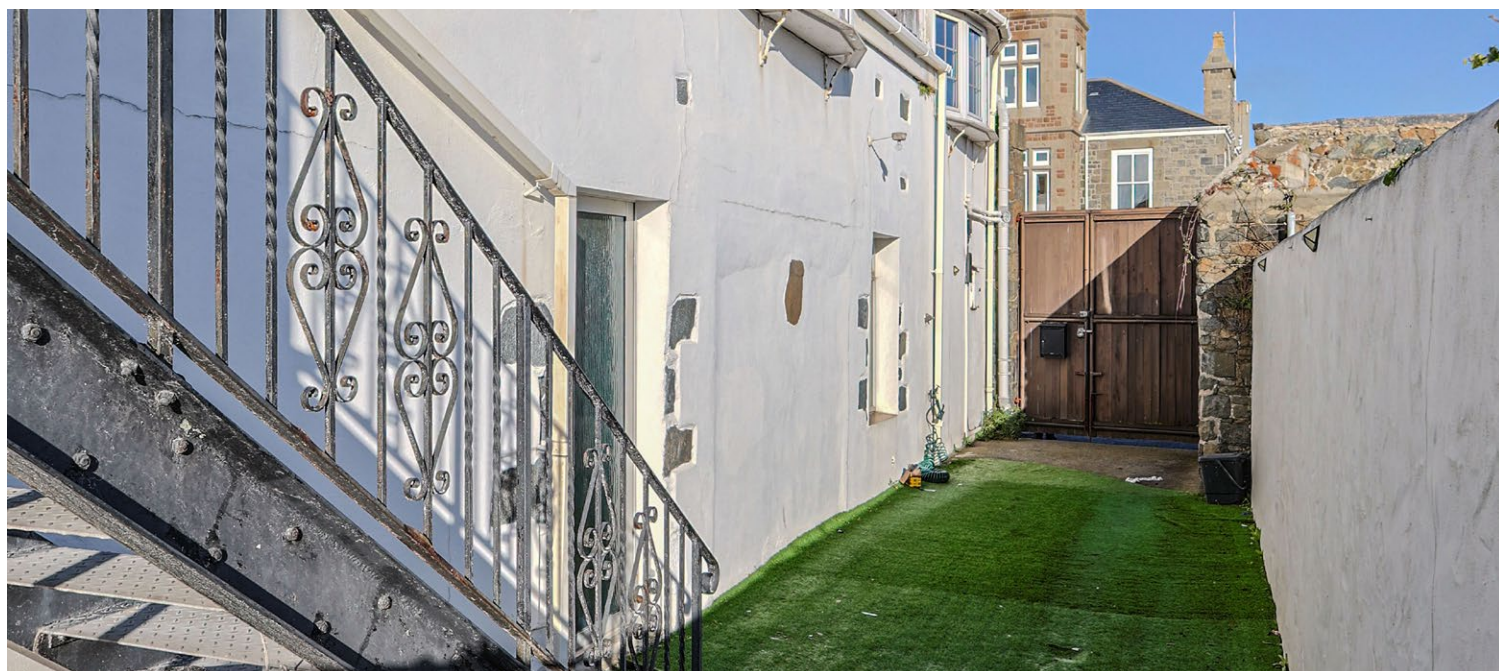
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GUERNSEY'S ESTATE AGENT





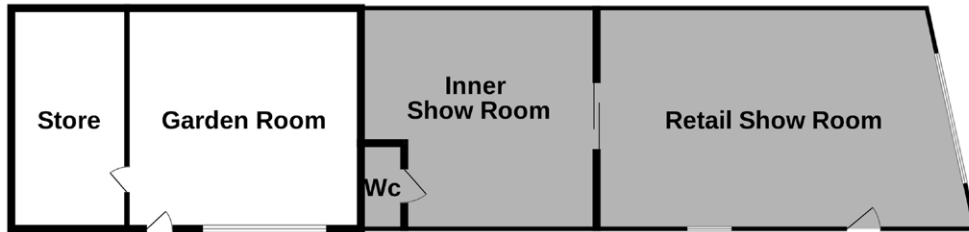




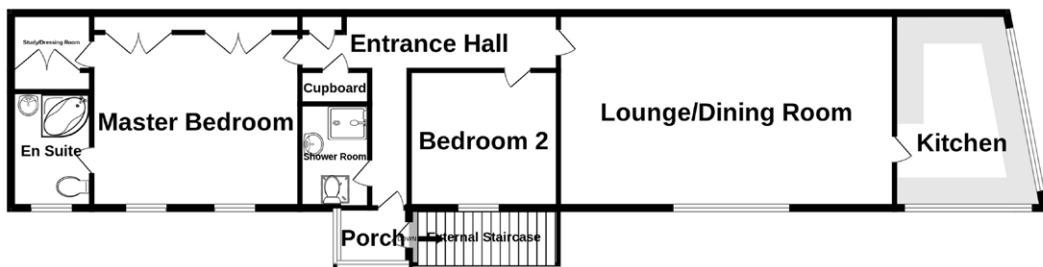


# Floorplan

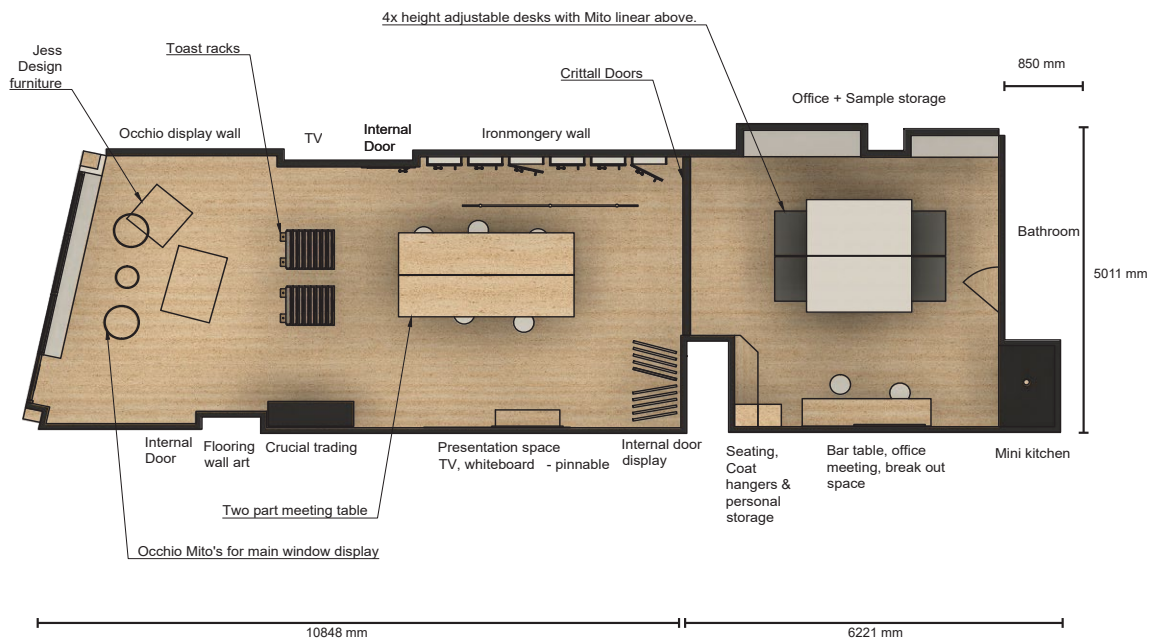
## GROUND FLOOR



## 1ST FLOOR



Bonsai Harbour Design Studio



## GROUND FLOOR

### Retail Unit

452 ft<sup>2</sup> (42 m<sup>2</sup>)

Retail unit with roadside display window and pedestrian access. Currently split into display area to front and inner office with mini kitchen and toilet facilities.

Currently let at £17,077 .56 per annum.

To the rear of the retail unit, recently used by the apartment but giving potential for the retail unit to expand into are:

### Garden room

17'8 x 16'8 (5.4m x 5m)

### Store room

16'8 x 8' (5m x 2.4m)

## FIRST FLOOR

### Open Market Apartment

1,103 ft<sup>2</sup> (102.46 m<sup>2</sup>)

External steps to landing and enclosed lobby

### Hallway

21'6 max x 4'4 max (6.5m x 1.3m)

### Shower room

9'2 x 4'8 (2.8m x 1.4m)

### Bedroom 1

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

### Dressing room

8'2 x 6'10 (2.5m x 2.1m)

### En-suite bathroom

8'7 x 8' (2.7m x 2.4m)

### Bedroom 2

11'4 x 11'3 (3.5m x 3.4m)

### Lounge/diner

25'5 x 15'11 (7.7m x 4.8m)

### Kitchen/breakfast room

18'3 x 9'7 (5.6m x 3m)

#### APPLIANCES

- Format cooker with double oven
- 4 ring hob and extractor
- Bosch fridge
- Zanussi dishwasher

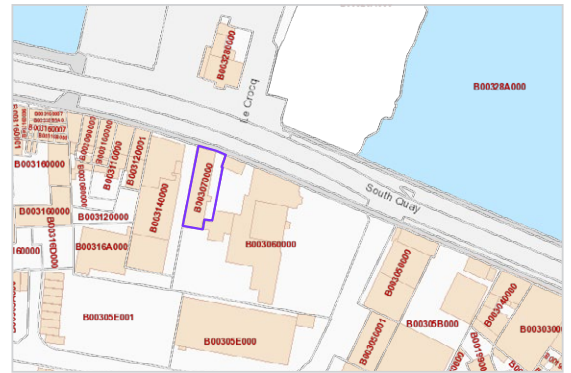
**Price to include:** Fitted carpets, curtains, light fittings and appliances as listed.

**Services:** Mains electricity and water, mains drainage, oil fired central heating.

**Perry's ref:** 11 F3

**what3words:** swung.prickly.messing

**TRP:** 244



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## CONTACT OUR OPEN MARKET TEAM



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