



# Le Bourg

La Rue des Croisee, Forest GY8 0BE

## £525,000

COMMERCIAL

SOLE AGENT

'Le Bourg' offers a rare opportunity in a highly desirable location, offering both immediate income and excellent redevelopment potential.

The property currently comprises three commercial units alongside a two-bedroom local market apartment. The residential unit and one of the commercial units are tenanted on a rolling lease basis, while the remaining two commercial units are vacant and offer scope for improvement.

Planning permission has been granted to redevelop the site to create four contemporary two-bedroom apartments and one one-bedroom unit, presenting a fantastic opportunity to maximise value - alternatively, purchasers may choose to refurbish and modernise the existing accommodation, unlocking its full potential while retaining the current mix of uses and income stream.

Le Bourg represents an exceptional opportunity for developers and investors alike.

## Key facts



- Desirable location
- Redevelopment potential
- Mixed-use investment
- Existing rental income
- Vacant units available

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



 cooper  
brouard

GUERNSEY'S ESTATE AGENT





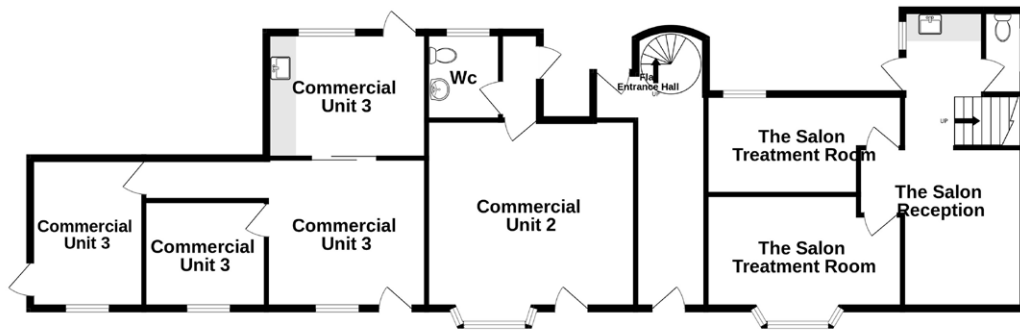




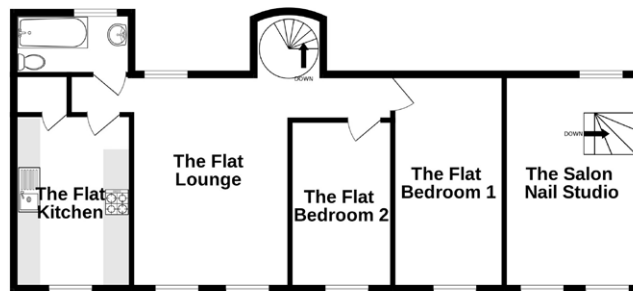


# Floorplan

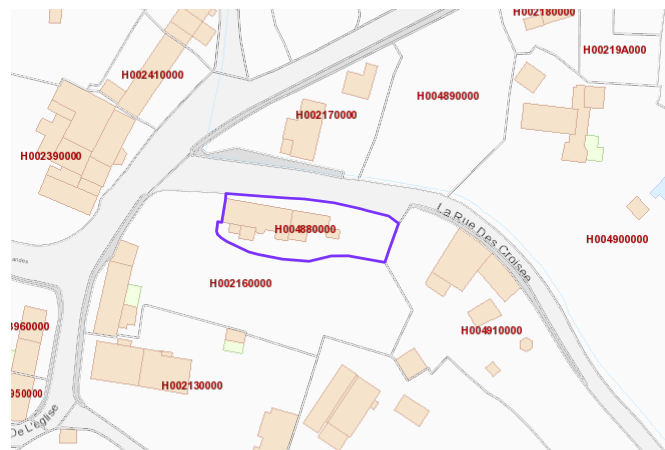
GROUND FLOOR



1ST FLOOR

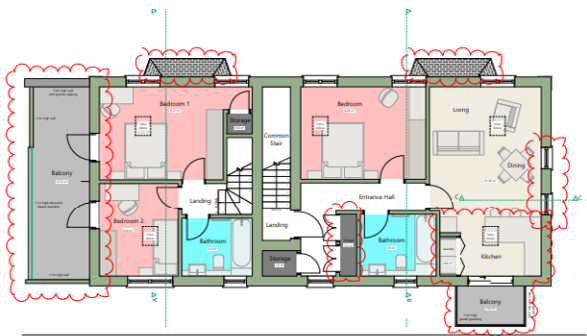


Made with Metropix ©2025

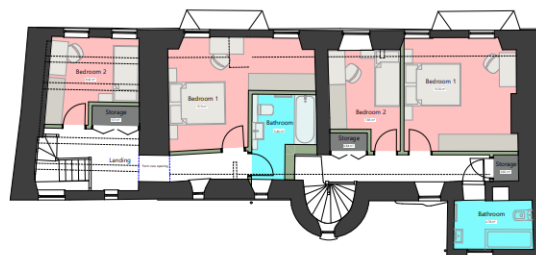


Mapping / Aerial Photography Copyright © States of Guernsey 2026

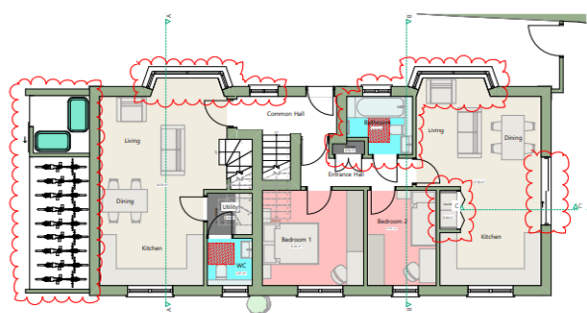
Proposed plans



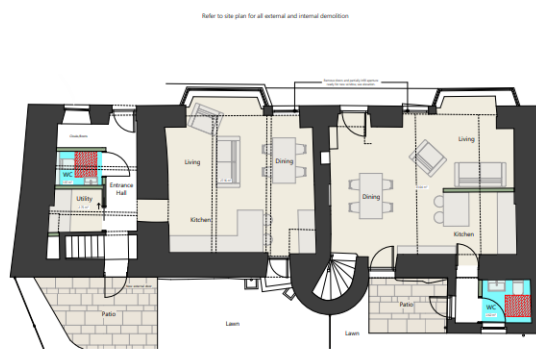
Proposed First Floor Plan - Units 3, 4 & 5 Scale: 1:50



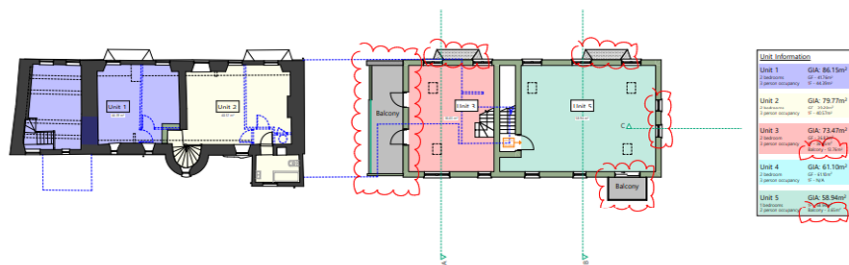
Proposed First Floor Plan - Units 1 & 2 Scale: 1:5



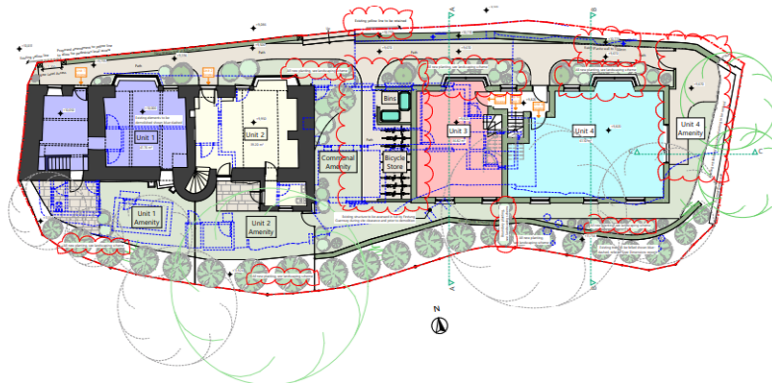
Proposed Ground Floor Plan - Units 3, 4 & 5 Scale: 1:50



Proposed Ground Floor Plan - Units 1 & 2 Scale: 1:5



First Floor Unit Plan Scale: 1:100



Site Plan Scale: 1:100

## GROUND FLOOR

### The Salon

#### Reception

13'4 x 9'2 (4.1m x 2.8m)

#### Kitchenette area

6'7 x 6'1 (2m x 1.9m)

#### WC

6'7 x 2'4 (2m x 0.8m)

#### Treatment room

13'2 x 7'8 (4m x 2.4m)

#### Treatment room

13'4 x 7'9 (4.1m x 2.4m)

### The Flat

#### Entrance hall

11'3 x 5'4 (3.4m x 1.6m)

### Commercial Unit 2

#### Main space

16'2 x 16' (4.9m x 4.9m)

#### Rear hall

6'1 x 2'5 (1.9m x 0.8m)

#### WC

5'8 x 5' (1.7m x 1.5m)

### Commercial Unit 2

#### Main space

12'4 x 11'5 (3.8m x 3.5m)

#### Kitchenette

12'8 x 9'9 (3.9m x 3m)

#### Smaller room

9'5 x 8'3 (2.9m x 2.5m)

#### Larger room

11'5 x 8'8 (3.5m x 2.7m)

## FIRST FLOOR

### The Salon

#### Nail studio

16'9 x 16' (5.1m x 4.9m)

### The Flat

#### Lounge

15'4 x 12' (4.7m x 3.7m)

#### Kitchen

13' x 9'3 (4m x 2.8m)

#### APPLIANCES

- Whirlpool hob
- Whirlpool oven
- Indesit washing machine
- Integrated fridge freezer

### Bathroom

9'2 x 5'7 (2.8m x 1.7m)

### Bedroom 1

16'4 x 8'6 (5m x 2.6m)

### Bedroom 2

13' x 7'9 (4m x 2.4m)

## EXTERIOR

The properties are approached directly off the lane, with each unit benefiting from its own private entrance. The garden area is predominantly laid to gravel, providing a low-maintenance outdoor space, and enclosed by a traditional granite roadside wall.

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

**Services:** Mains electricity and water, main drainage, electric radiators fitted in The Salon, Commercial units 2 & 3, gas central heating for The Flat, double glazing throughout.

**Perry's ref:** 29 E2

**what3words:** liquidated.glues.envoy

**TRP:** 343

## CONTACT OUR COMMERCIAL TEAM



Matt



Ben