



30 Le Bordage

St Peter Port GY1 1DE

£550,000

COMMERCIAL

SOLE AGENT

30 Le Bordage is a mixed-use property that would make an excellent addition to any investor's portfolio.

The ground floor shop has enjoyed very limited void periods during the current owner's possession. On the first and second floor are two 1-bedroom Local Market apartments with tenants in situ. Lease covenants and further details available through the Cooper Brouard office.

Key facts



- Mixed use investment
- Central and prominent St Peter Port location
- Ground floor shop
- Two 1 bedroom local market flats
- 5% yield at asking price

t 01481 236039
e enq@cooperbrouard.com
w cooperbrouard.com

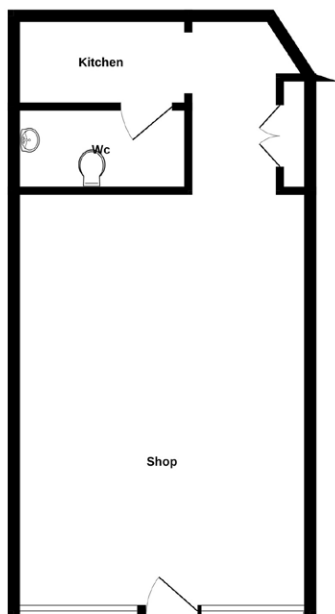


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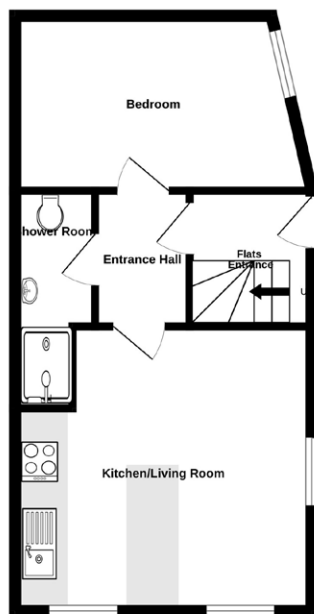


Floorplan

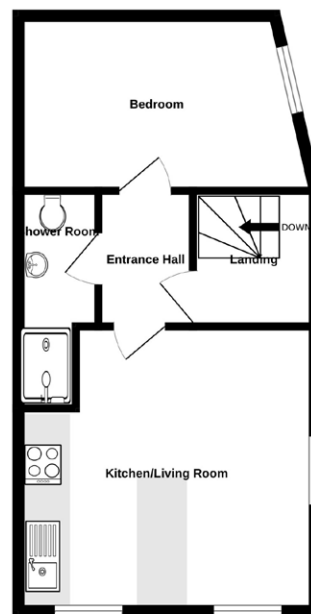
GROUND FLOOR -
COMMERCIAL UNIT



1ST FLOOR - FLAT 1



2ND FLOOR - FLAT 2



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COMMERCIAL UNIT

Shop floor

20'5 x 14'4 reducing to 9'3 (6.2m x 4.4m, 2.8m)

Kitchen

8'6 x 4'5 (2.6m x 1.4m)

Separate WC

8'6 x 4' (2.6m x 1.2m)

Currently tenanted and achieving £625 p/m (£7,500 per annum)

FIRST FLOOR – FLAT 1

Landing

Entrance hall

Kitchen/living room

14'7 x 13'9 (4.5m x 4.2m)

APPLIANCES

- Bosch oven,
- Scholt ceran hob
- Indesit washing machine
- Indesit fridge and freezer

Bedroom

11'6 x 8'2 (3.5m x 2.5m)

Shower room

13'3 x 2'9 (4.1m x 0.8m)

Currently tenanted until April 2027 achieving £1,025 p/m (£12,300 per annum)

SECOND FLOOR – FLAT 2

Landing

Entrance hall

Kitchen/living room

14'7 x 13'9 (4.5m x 4.2m)

APPLIANCES

- Tricity Bendix oven
- Scholt ceran hob
- Indesit washer/dryer
- Indesit fridge
- Indesit freezer

Bedroom

11'6 x 8'2 (3.5m x 2.5m)

Shower room

13'3 x 2'9 (4.1m x 0.8m)

Currently tenanted until April 2027 achieving £1,025 p/m (£12,300 per annum)

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

Services: Mains electricity, water and drainage, electric night storage heating, uPVC double glazing.

Finding the property: The property is on Le Bordage and makes the corner with Tower Hill.

Perry's ref: 5 K9

what3words: greeting.likes.complain

TRP: 160 (Shop – 55, Flat 1 – 50, Flat 2 – 50)

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
w cooperbrouard.com

