

For Sale

# Oakleigh

La Route de la Hougue de Pommier,  
Castel, Guernsey

**ROCK**



# A rare opportunity to purchase a warehouse with an ancillary office

🏠 £350,000

📏 1,053 sqft

## Property Features

- Workshop, office, store
- Ideal for a trades business
- Possible conversion to residential accommodation (STPP)
- Storage on first floor
- Yard & parking



# Prominent freehold warehouse for sale

## LOCATION

The property is situated in Castel in the north-west of Guernsey. There are a variety of uses surrounding the property including the Le Pommier Hotel, Aztech Soccer Facility and the amenities of Cobo village centre.

## DESCRIPTION

The warehouse is semi-detached with access to the side of the property to a parking/yard area at the rear. There is additional parking immediately in front of the building.

The property has been modernised by the current owners to include new wiring, plumbing, a new roof and cladding to the exterior.

The ground floor (468 sq ft) comprises a roller shutter door at the front, small storage area and passageway through to the rear where the office is situated. The unit is fitted with LED lighting, electric heating, a small kitchenette and windows to the side and rear plus a WC. At the front there is a staircase to the first floor (585 sq ft) which is currently used for storage.

There is a maximum head height of 1.76m at the ridge of the roof.

The building has great flexibility to accommodate a new owner's requirements, the interior is stud partitioning so can be altered to suit.

Planning consent has previously been granted (Lapsed) to create a 2-bedroom residential home.

## TENURE

The property is held freehold and is available immediately.



# Location

Oakleigh, La Route de la Hougue Du Pommier, Castel, Guernsey



# Oakleigh, La Route de la Hougue de Pommier, Castel

## **ASSET MANAGEMENT**

The property is vacant and ready for immediate occupation, the property can be used as a store/office or subject to planning consent converted into a residential dwelling.

## **LEGAL & PROFESSIONAL FEES**

Each party to bear their own costs, whether a transaction arises.

## **VAT**

There is no VAT payable in Guernsey.

## **PROPOSAL**

The freehold is available for £350,000.

# Contact & Viewing

Further information and viewing the property is strictly by appointment. Viewings are possible out of hours by prior arrangement. Please contact Rock Commercial, the landlord's agent:



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