


Email: sales@sheppards.gg | Call: 01481 239640 | Online: sheppards.gg
1 Eros House, La Grande Rue, St Martin, Guernsey, GY4 6LQ

32/32a Mill Street

£545,000


Mill Street, St. Peter Port, GY1 1HW | Local Market | TRP 193


 x 3  x 3  x 0





Property Overview

A good investment opportunity which comprises of a flat, apartment over two floors and retail premises located in the heart of St Peter Port.

 Mixed use building in town

 Comprises a flat, apartment and retail premises

 Gross annual rental yield 4.69%

 Great investment opportunity





About 32/32a Mill Street

32 Mill Street is located in the heart of St Peter Port along Mill Street and just a short stroll to Market Square.

This property is laid out over four floors.

At basement level there is a flat with its own private access and comprises an open plan kitchen, dining, sitting room, a double bedroom and a shower room.

At ground and partly basement floor level is the retail premises and a separate w/c.

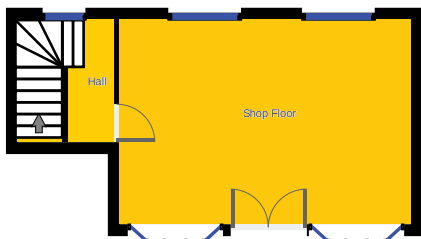
At first and second floor level, with its own private entrance is a spacious apartment which comprises of, a hallway with stairs that lead from Mill Street to the apartment which opens up in to an open plan kitchen, dining area and sitting room. On the second floor, there is a large single bedroom, a large double bedroom and shower room.

At present the flat and apartment are let, however the retail premises are not let at present but a tenant could easily be found. When the retail premises are let then the annual gross rental yield for the whole property is an impressive 4.69%.

Early viewing highly recommend for this great investment opportunity.

For all enquiries regarding this property, please speak to Jon on 239640 or email jon@sheppards.gg

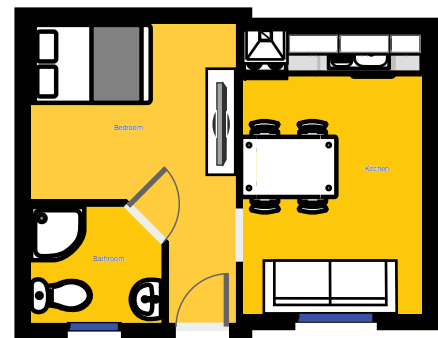
Floor Plan



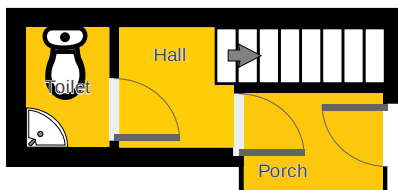
Ground Floor level - Shop



Ground Floor Level - Flat



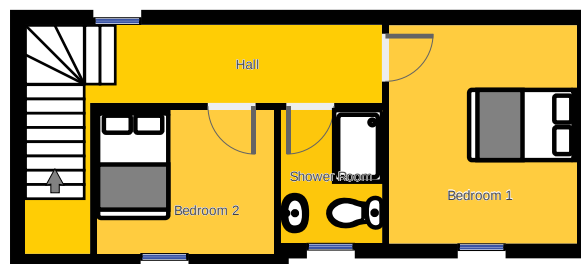
Basement Level - Bedsit



Basement Level - Shop



First Floor Level - Flat



Second Floor Level - Flat

Shop Ground Floor

Shop : 6.11m x 4.29m max (20' x 14'1)

Hallway: 2.57m x 2.02m (8'4 x 6'6)

Shop Basement

Hallway : 3.14m x 1.60m (10'3 x 5'2)

WC: 1.53m x 1.01m (5' x 3'3)

Porch : 1.69m x 1.23m (5'5 x 4')

First Floor Flat

Kitchen/Dining/Sitting room : 6.81m max x 4.24m (22'3 x 13'9)

1st Floor Landing: 1.91m max x 4.33m (6'3 x 14'2)

2nd Floor Landing : 1.05m x 4.57m (3'4 x 14'9)

Bedroom 1 : 3.8m x 3.42m (12'5 x 11'2)

Bedroom 2 : 2.3m x 2.87m (7'5 x 9'4)

Shower room : 1.69m max x 2.8m max (5'5 x 9'2)

Basement Flat

Kitchen/Dining/Sitting room : 4.20m x 2.68m min (13'7 x 8'7)

Bedroom : 4.49m x 3.08m (14'7 x 10'1)

Shower room : 1.75m x 1.56m (5'7 x 5'1)

Appliances

Top Floor Flat - Cooke & Lewis Hob, Cooke & Lewis Oven, Extractor fan

Basement Flat - Hoover washing machine, Hotpoint oven, Hotpoint hob, Extractor fan

Services

Mains electricity and water

Heating

Electric heating

Drainage

Mains drain

What3Words

///canyons.wipe.miracles

Viewing and possession

By appointment and arrangement through Sheppards Estate Agents only

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Sketch and 3D plans are for illustrative purposes only. All measurements, walls, doors, windows, fittings and appliances, their sizes and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the Vendor or their Agent, SEA Limited trading as Sheppards Estate Agents. Intending purchasers should not rely on them as statements or representations of fact or that the property or its services or any systems or equipment are in good condition, but must satisfy themselves by inspection or otherwise as to their accuracy and operative condition. Any reference to alterations to, or use of, any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. These matters must be verified by any intending purchaser. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.