

ORION HOUSE

The Bridge, St Sampson, Guernsey



Two leased ground floor commercial units in Orion House are available to purchase, in the heart of The Bridge. With its corner position and views over the harbour, it is one of The Bridge's more prominent retailing positions.

Key Highlights

- Two individually leased retail units
- Fully let to existing occupiers
- Total annual income £40,724
- Asking Price £550,000 for the two units

Location

The property is located on the Bridge, St Sampson in the heart of the St Sampson Harbour. It sits in a prime position surrounded by other neighbouring restaurants, shops and residential properties in close proximity.

Description And Accommodation

The 2 retail units, which are currently let to Wayfarers and Hansen's, are 576 sq. ft. and 505 sq. ft. respectively. The tenants have been in occupation for a number of years.

Rental Income

The units are let on commercial, internal repairing and insuring terms with the shop tenants responsible for their own shop fronts. The total income from the two shops currently amounts to £40,724p.a. subject to rent reviews. There are rent reviews due in September 2025 and August 2026 to the greater of market rent or GRPI, so it is anticipated that this total rent will increase at review.

Asking Price

£550,000 for the freehold interest. This reflects a current annual gross yield of 7.4% which is anticipated to increase as stated above.

Services

Mains water, electricity, gas and drainage.

Legal Costs

Each party to be responsible for their own legal costs.

Availability

The property will be available on completion of the usual legal formalities.

Viewing

By appointment with Savills Commercial.

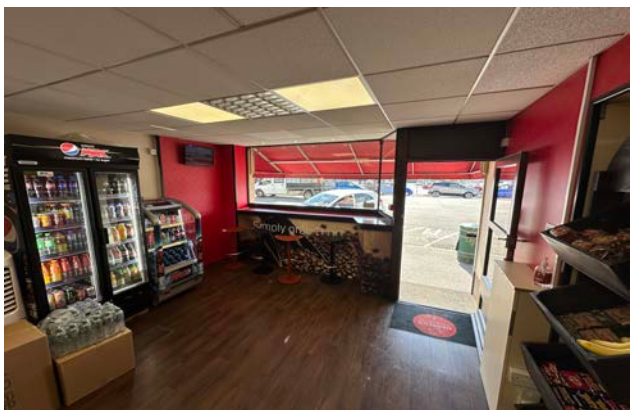
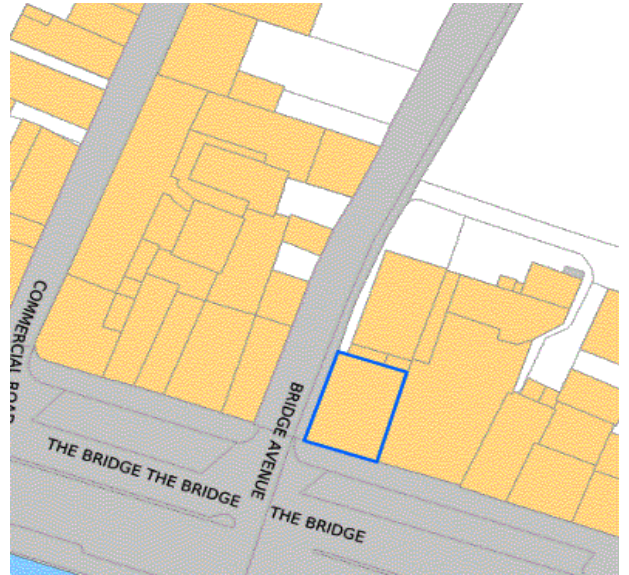
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