

LOCAL MARKET FOR SALE

W: [lovelisproperty.com](http://lovelisproperty.com) T: 723630

Est 1879

LOVELLS



## 10 Fountain Street £675,000

St Peter Port, GY1 1BZ  
Perry's Guide Ref: 25 G. TRP 292

- Investment opportunity
- Retail premises
- Three one bedroom apartment
- Good rental return
- Good central location
- Well maintained building



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BEDROOM(S)



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BATHROOM(S)



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PARKING

# 10 Fountain Street

## £675,000

An opportunity to purchase a freehold investment comprising of retail premises with a cellar and three well presented, light and airy one bedroom apartments with the added benefit of a separate entrance to the apartments. The building is in a very prominent position in the heart of St Peter Port. The retail premises is let out on a medium term lease to a successful business and two of the three apartments are also presently let. The gross rental yield return is approximately 5.9% and internal viewing is highly recommended..



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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### Directions

Travelling up Fountain Street from the Albert Pier, the property is numbered 10 and is the fourth property along on the left hand side.

### FLAT 1

Entrance Hall: 9'11 x 2'11

Living/Kitchen Space: 18 x 11'3

Bedroom: 13 x 10'11

Shower Room: 7'7 x 4'8

### FLAT 2

Entrance Hall: 9'11 x 2'11

Living/Kitchen Space: 18 x 11'3

Bedroom: 13 x 10'11

Shower Room: 7'7 x 4'8

### FLAT 3

Entrance Hall: 9'4 x 3

Lounge: 17'10 x 14'9

Kitchen: 7'8 x 10'5

Bedroom: 10'9 x 9'4

Bathroom: 5 x 7'4

**SHOP:** 27'11 X 18

**CELLAR:** 16'7 X 1'5

### Fittings

All carpets, curtains, blinds, light fittings and kitchen appliances to be advised

### Services

Mains water, drainage and electric heating. Double glazing.

### Possession

By arrangement

### Viewing

Strictly by appointment with Lovell & Partners.

### Further information

If you would like any further information or wish to view the property please contact us on 01482 723636

### Opening Hours

Monday to Friday: 8.45am to 5.00pm  
Saturdays and out of hours by prior arrangement











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