



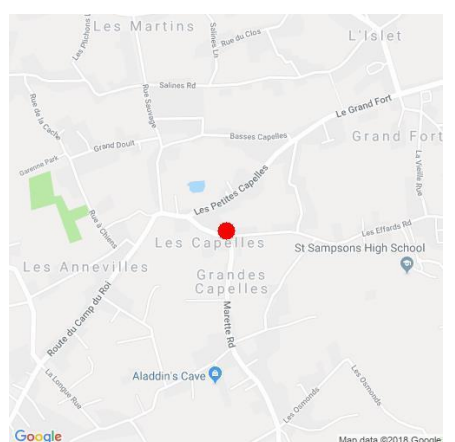
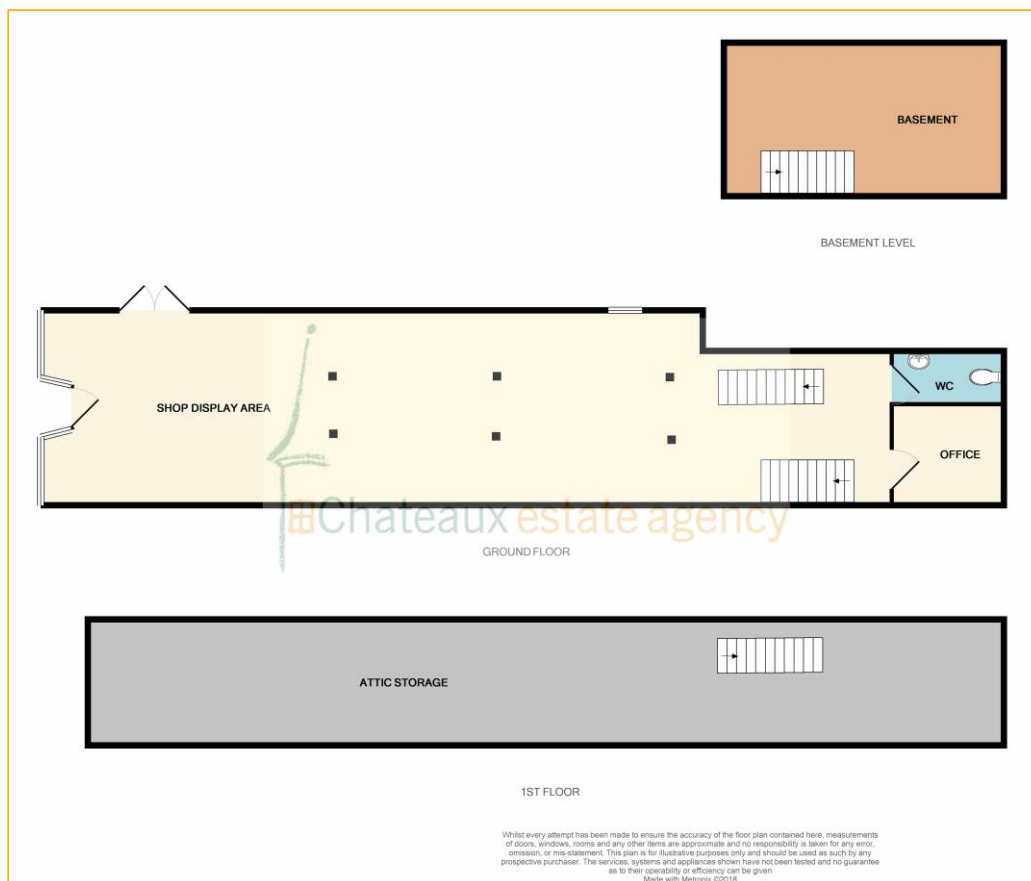
## Les Capelles St Sampson

- Freehold property for sale in prominent position.
- Currently a second hand furniture shop.
- Gross internal ground floor area circa 1050 sqft including WC, office and shop floor.
- Plus attic & basement storage options, Parking for 3-6 cars.
- Lapsed planning permission to raise roof and split into 2 units of residential accommodation.
- Perry`s Guide - Page 9 G3

**£185,000** TRP TBC REF 1193



Chateaux Estate`s is offering this rare opportunity to purchase a retail unit (currently Furnishing Finds) in a prominent position in St Sampson. The total floor area is circa 1050sqft including WC, office, shop floor. Also has an attic & basement for storage. Located opposite Hautés Capelles School on the junction between La Route des Capelles & Les Hougues Magues Road with lots of potential passing trade. Currently used as a second hand furniture shop. The property also has had planning permission (now lapsed) for the roof to be raised and for the building to be split into 2 units of residential accommodation which the plans are available upon request. There is also a parking area with space for 3-6 cars.



**SERVICES:** Electricity, Water

**VIEWING:** Strictly by appointment through the vendors sole agent - **Chateaux Estate Agency Limited.**

**POSSESSION:** Available by negotiation

These particulars are supplied on the understanding that all negotiations and appointments are conducted through this office. Whilst care has been taken with these details we do not guarantee their accuracy, nor do they form any part of any contract.

Brenton House Les Petites Capelles St Sampson GY2 4GX  
 Tel: 01481 244544 Fax: 01481 200384  
 Email: info@chateaux.gg www.chateaux.gg

