Cranfords
ESTATE AGENTS

£750,000

Local Market

12 Westerbrook

St Sampson



Cranfords are delighted to present 12 Westerbrook to the local market, a commercially licensed property formerly serving as the headquarters of Island FM. Set back from the Bridge, the building enjoys a private position and offers a versatile layout comprising multiple offices, studio spaces, and parking for up to seven vehicles. This presents an excellent opportunity for a new business venture or for companies seeking to upgrade their existing premises. While the property would benefit from some modernisation, it provides substantial scope for development, with generous space throughout and significant potential to tailor it to a variety of commercial uses. Viewing is highly recommended to fully appreciate the scale and opportunity this property has to offer.

- 3 Bathrooms
- 3 W/Cs
- Commercial Property
- LR3368
- Ample Office Premises
- Situated Just Off The Bridge Front
- TRP 330
- Planning Permission for 4 Apartments - 2 x 2 Bedroom, 2 x 1 Bedroom

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Accommodation

Ground floor

Entrance Hall
15' 0" x 12' 0" (4.57m x 3.66m)

Reception
23' 0" x 17' 0" (7.01m x 5.18m)

Office Room 10
12' 0" x 17' 0" (3.66m x 5.18m)

Office Room 7
14' 0" x 9' 0" (4.27m x 2.74m)

Office Room 8
14' 0" x 6' 0" (4.27m x 1.83m)

Kitchen
9' 0" x 13' 0" (2.74m x 3.96m)

W/C x2
5' 0" x 5' 0" (1.52m x 1.52m)

Office Room 9
6' 0" x 17' 0" (1.83m x 5.18m)

First Floor

Office Room 1
26' 0" x 15' 0" (7.92m x 4.57m)

Office Room 2
15' 0" x 13' 0" (4.57m x 3.96m)

Office Room 3
17' 0" x 15' 0" (5.18m x 4.57m)

Office Room 4
11' 0" x 13' 0" (3.35m x 3.96m)









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Office Room 5
8' 0" x 13' 0" (2.44m x 3.96m)

Office Room 6
7' 0" x 13' 0" (2.13m x 3.96m)

1F W/C
5' 0" x 5' 0" (1.52m x 1.52m)

Services

Mains electricity, water and drainage.

Price Includes

Floor coverings, curtains/blinds, appliances as listed and light fittings.

Possession

By arrangement.

Viewing

Strictly by appointment.

Please note

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If the recipient of these details should be party to negotiations or actions which seek to preclude, or are contrary to, the interests of CRANFORDS ESTATE AGENCY LTD, as selling agents, they may be liable for any fees which would otherwise have been due to CRANFORDS ESTATE AGENCY LTD.

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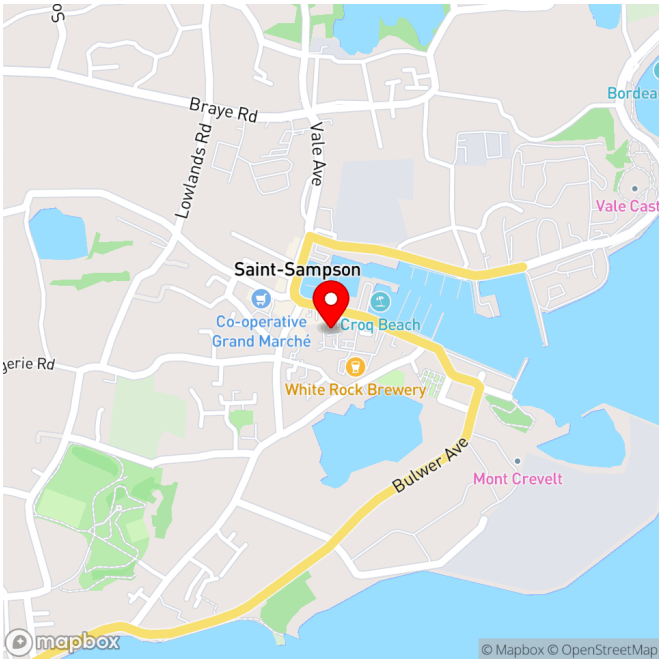
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For clarification we wish to inform prospective purchasers that these sales particulars have been prepared as a general guide. They are not an offer of contract, nor part of one. You should not rely on the content therein or on statements, in writing or by word of mouth, provided by us in respect of the property, its condition or its value. We have not undertaken a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and should not be relied upon for carpets and furnishings. Cranfords Estate Agents Limited.

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