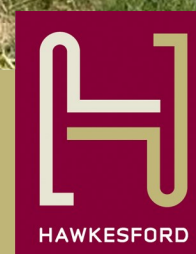




The Moorings Braye Street,
POA

*Distinctive
Collection*





An amazing prime beach front property



The Moorings Braye Street

An wonderful opportunity to purchase a prime beach front property with amazing development potential.

The Moorings is a very popular restaurant and bar, and is frequented by locals and tourists throughout the summer season.

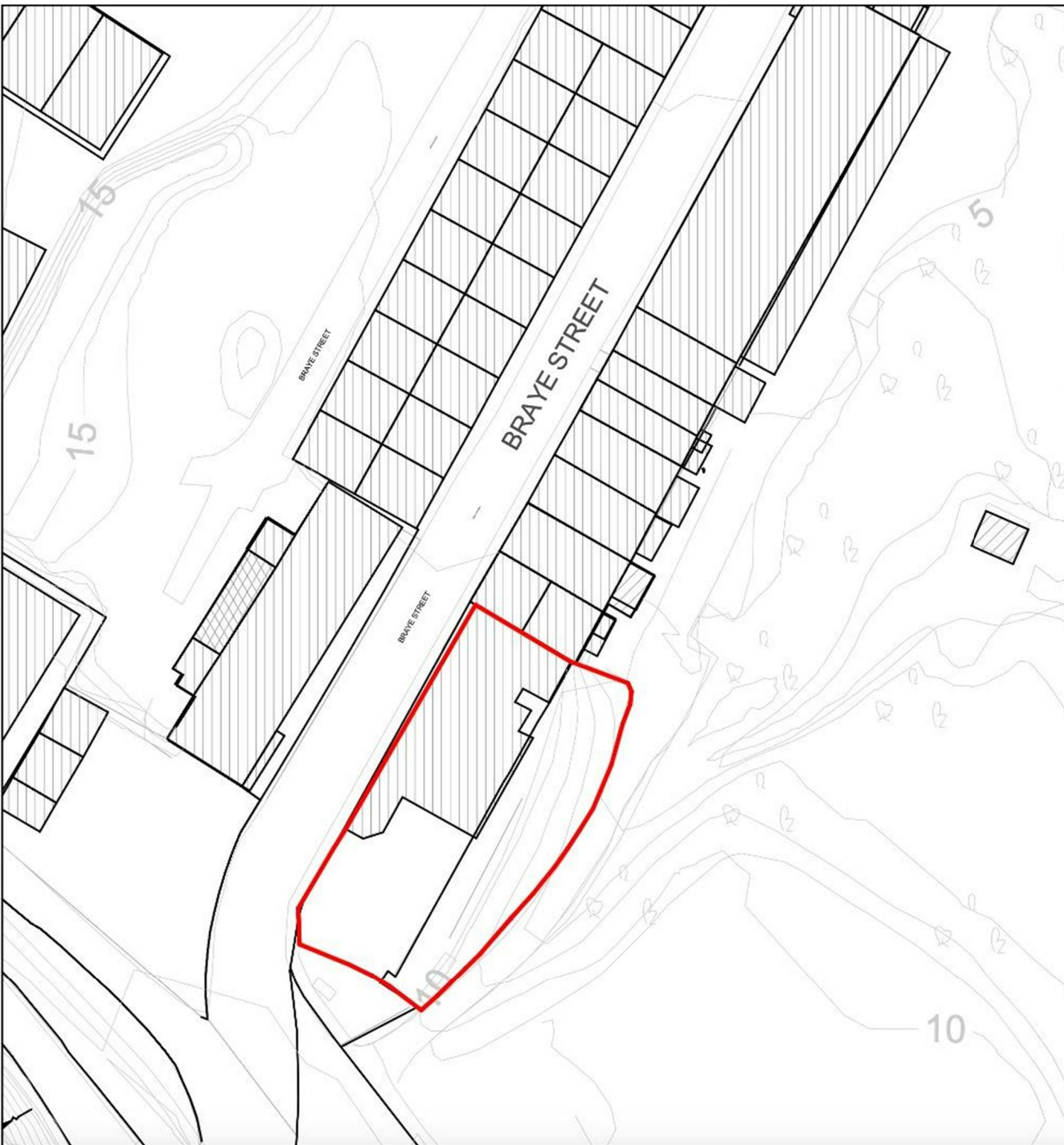
The views are stunning, out across Braye Bay and the harbour, total internal area 2,350 sqft.

The Single storey property consists of a Bar/Restaurant, Children's Playroom, Commercial kitchen, an office, Beerstore, Utility room, and toilets.

Development Potential

The site has the potential to be developed and two schemes have been designed by Guernsey architects.

A Feasibility Study and plans for two schemes have been produced by a Guernsey firm of architects for the development of the site, to include apartments on the first and second floors and commercial on the ground floor.



General Information

Tenure: We believe the property to be Freehold. The agent has not checked the legal status of the property. The purchaser is advised to obtain verification from their legal advisers.

Mains water, gas and electricity are believed to be connected to the property. We believe the property to be freehold. The agent has not checked the legal status to verify the freehold status of the property.

The purchaser is advised to obtain verification from their legal advisers. Fixtures & Fittings Only those mentioned within these particulars are included in the sale price. Viewing Strictly by appointment through the Agents All electrical appliances mentioned within these sales particulars have not been tested.

All measurements believed to be accurate to within three inches. Photographs are reproduced for general information only and it must not be inferred that any item is included for sale with the property.

All photographs are taken with a wide angled lens Whilst we endeavour to make our sales details accurate and reliable they should not be relied on as statements or representations of fact, and do not constitute any part of an offer or contract.

The seller does not make or give, nor do we, or our employees, have authority to make or give, any representation or warranty in relation to the property.

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Please contact the office before viewing the property. If there is any point that is of particular importance to you, we will be pleased to check the information for you and to confirm that the property remains available.

This is particularly important if you are contemplating travelling some distance to view the property. We would strongly recommend that all the information, which we provide, about the property is verified on inspection and also by your conveyancer.