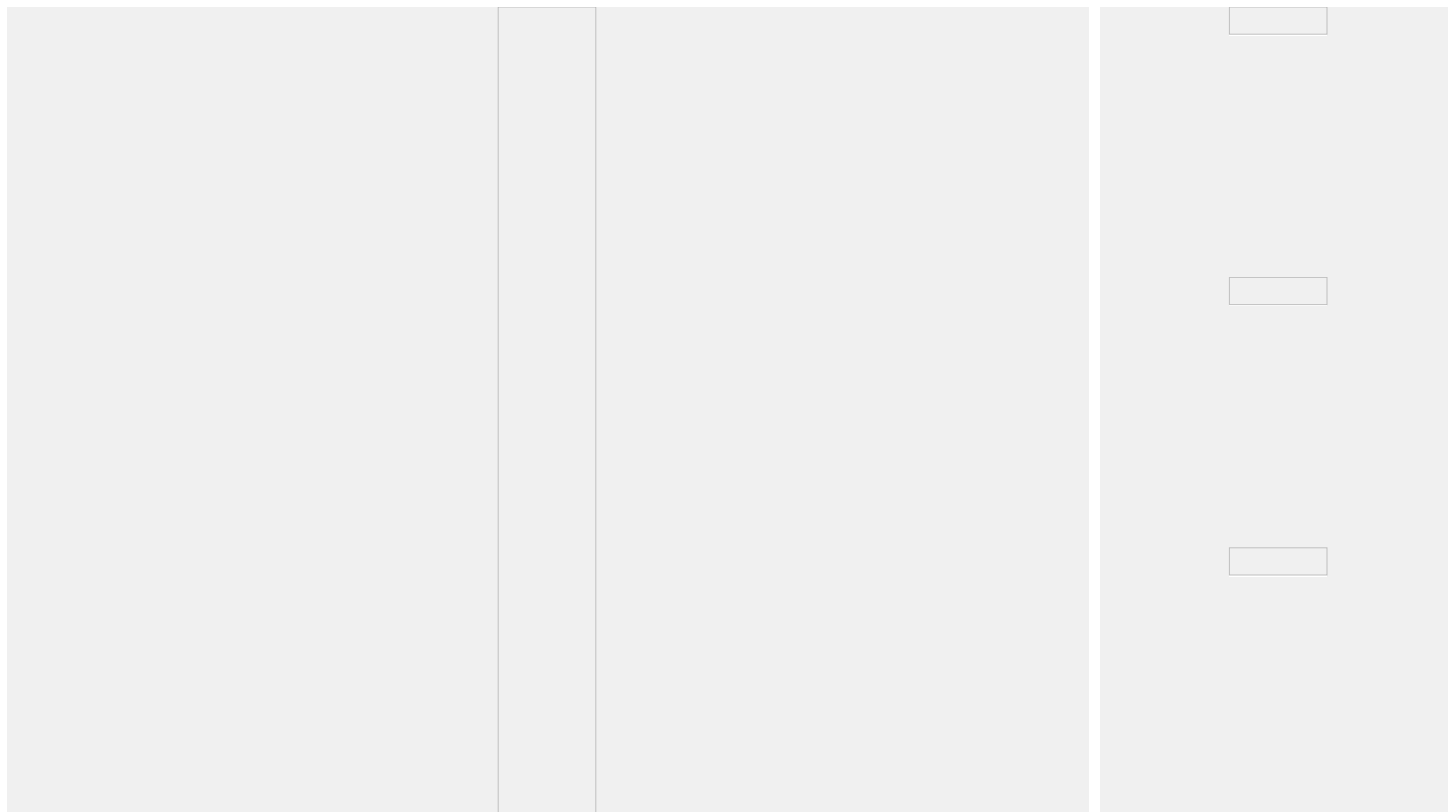


Logo

Garrison
Garrison Barbados



Garrison

Property Highlights:

Historic Building
UNESCO Site
Walk in Vault
Planning Permissions for Extension (expired)
Opposite Garrison Racetrack
Investment Opportunity
Potential Restaurant / Commercial Building

N/A	N/A	N/A

Gross Land Area:

11,890 sq. ft.

Net Land Area:

N/A

Floor Area:

N/A

Property ID: 3503DC

List Price: US\$ 697,500

Office 6 Canewood Industrial Park, Canewood, St. Michael, Barbados

Tel: 1 (246) 537-6633

Email info@cipcaribbean.com **Web** www.cipcaribbean.com

Description

Located on the northwest section of the Garrison close to the Main Guard House (St. Ann's Fort) with its attractive, historic clock tower, is this older military building that was used mainly as the Royal Engineers Quarters. Built on a section of the original fortress wall c 1787-1791, the property sits right opposite the racetrack and was more recently used as offices in the 1990's.

Constructed mainly of coral and rubble stone, the mainly colonial style of the building offers large patios that open onto the savannah to the front and towards the sea to the rear. Its position and location suggest that it could be used as a unique location for a business headquarters or a fashionable restaurant capitalizing on its historical pedigree.

Situated mainly on one level with a lower level to the rear of the building, this is an opportunity to secure a rare piece of historical importance sitting in the heart of a world UNESCO site.

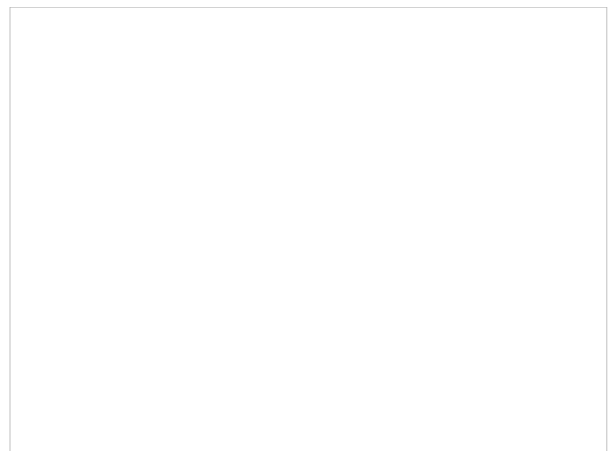
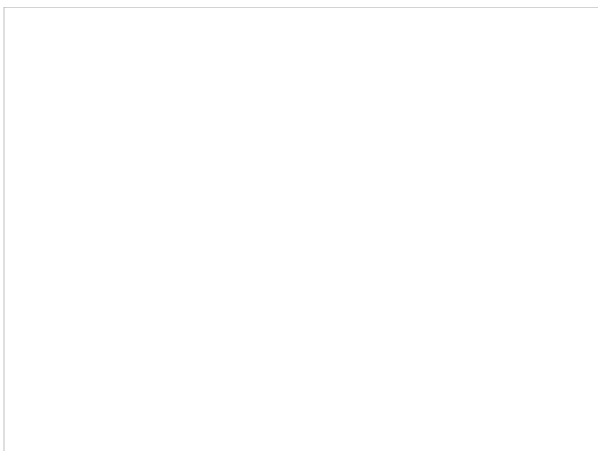
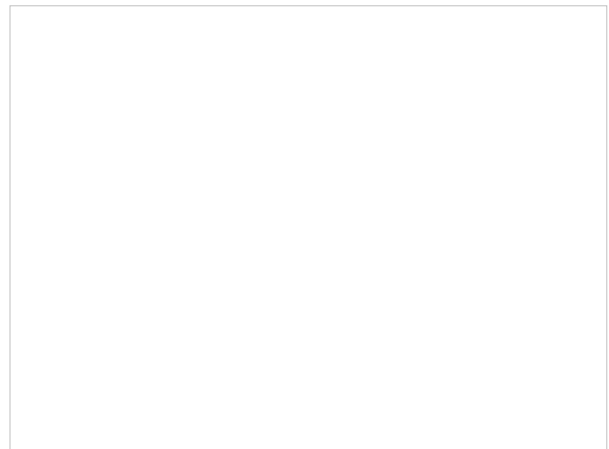
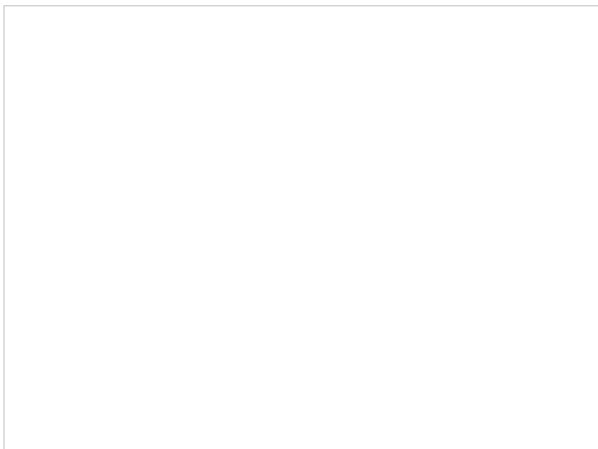
Historic write up from the National Trust

The main central portion was built c1790-91. It was integral to the original fortress design for the Garrison as conceived in 1787 and is built into a section of the fortress wall, along the escarpment on the west side of the building. However, the fortress construction was abandoned in the mid 1790's after about only 25% had been built. After this time the Garrison construction followed a more utilitarian form. What its initial use was, we are not sure, however, by the early 1800's it was used as Royal Engineers Quarters and appears to have remained this way for most of the military period. It also appears that by 1816 the two wings (to the north & south) were added. It is likely, though not proven, that the porch was assembled in the 20th Century using iron pillars from another military building. The importance of this structure to the Historic Garrison is of the highest order due to it being one of the few remaining buildings from the abandoned fortress. The fortress represents a turning point in the region's history as it marks the significant change in defence building due to the overwhelming developments in munitions.

Sale Price- BDS\$1,395,000 – US\$697,500

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