

TO LET

**TWO RETAIL UNITS**

Suitable for a variety of uses including:

**Retail/Leisure/Educational/Medical**

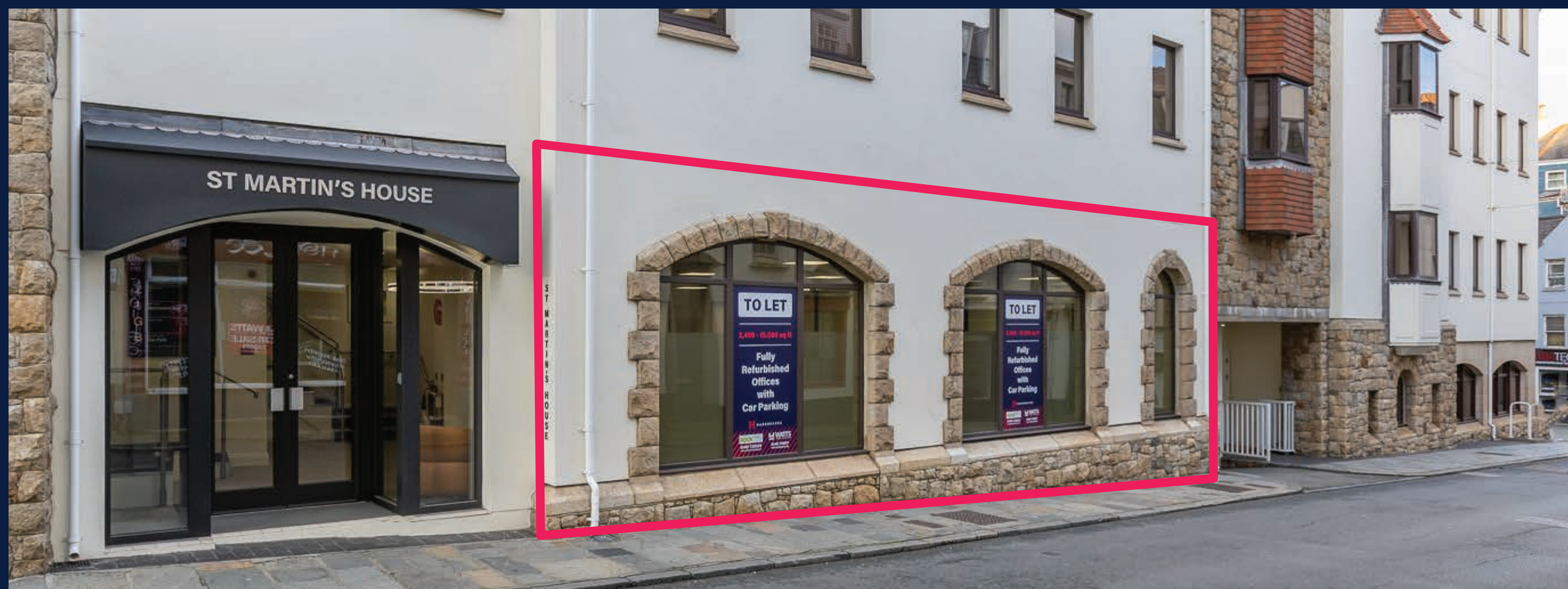
*(Subject to Planning)*

THREE SAINTS  
**ST PETER PORT**

GUERNSEY

**2,500 and 3,000 Sq Ft**

232 and 278 Sq M



**HARGREAVES**  
PROPERTY INVESTMENT  
& DEVELOPMENT

[www.hargreaves.co.uk](http://www.hargreaves.co.uk)

**THREE SAINTS, LE BORDAGE**  
**St Peter Port, GUERNSEY**

**THREE SAINTS  
 DETAILS**

As the property is located within the town centre retail zone, consideration will be given to a variety of uses, including retail, leisure, education and medical. Each unit will benefit from it's own public access direct from the street.

Each unit has air-conditioning, suspended ceilings with LED lighting, raised access floors, larger bay windows for retail display and signage opportunities above the windows.

Underground staff parking available by separate arrangement.



Raised Access Flooring



Suspended Ceiling



Bicycle Parking



Air Conditioning



Secure Underground Parking



Carpet Tiles



LED Lighting



RETAIL / LEISURE TO LET | THREE SAINTS, ST PETER PORT

**THREE SAINTS, LE BORDAGE**  
**St Peter Port, GUERNSEY**

**PROPERTY LOCATION**

The Three Saints is located on Le Bordage, one of the arterial routes linking St Peter Port with the south and south western parishes. It forms part of an established office location and sits within walking distance of St Peter Port's High Street and the amenities it has to offer.

**DESTINATION**



**WALK**

Market Square	3 mins
High Street	5 mins
Victoria Marina	8 mins
Sunken Gardens	10 mins
Guernsey Yacht Club	13 mins
La Vallette Bathing Pools	15 mins



SAT NAV:

[what3words///erase.camera.crisp](https://www.what3words.com/erase.camera.crisp)



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## FURTHER INFORMATION

**RENT:** On Application.

**EPC:** TBC

### CONTACT:

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## OUR COMMITMENT TO OUR CUSTOMERS

Hargreaves, established 60 years ago, is a family-owned property investment and development business. Our properties are concentrated along the south coast and increasingly across the wider southeast.

As a long-term investor, we take pride in what we own and in our responsibilities within the communities in which we operate. We have three core principles that we uphold:

- Build long term relationships with our customers and help them achieve their goals by providing high quality real estate solutions to suit their needs.
- Deliver a best-in-class property management service.
- Execute on our commitment to our environmental and social goals to achieve better solutions for people and the local environment.

For full details please visit:

[www.hargreaves.co.uk/about-us](http://www.hargreaves.co.uk/about-us)