



10-14 High Street

GY1 2LB

10 - 14 High Street in central St Peter Port is a prime retail property with development potential.

The upper floors are ideal for residential conversion or could accommodate other alternative uses.



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**10-14
High Street**



**Freehold
Available**



**3 Interconnected
Buildings**



**Prime Retail
Location**



**High Street
Position**



**Arranged over 5
Levels**



7,795 sq ft



**Part Ground
Floor Retail Let**



**Let at £42,000 PA
Passing Rent**



**Lease Expires in
January 2026**



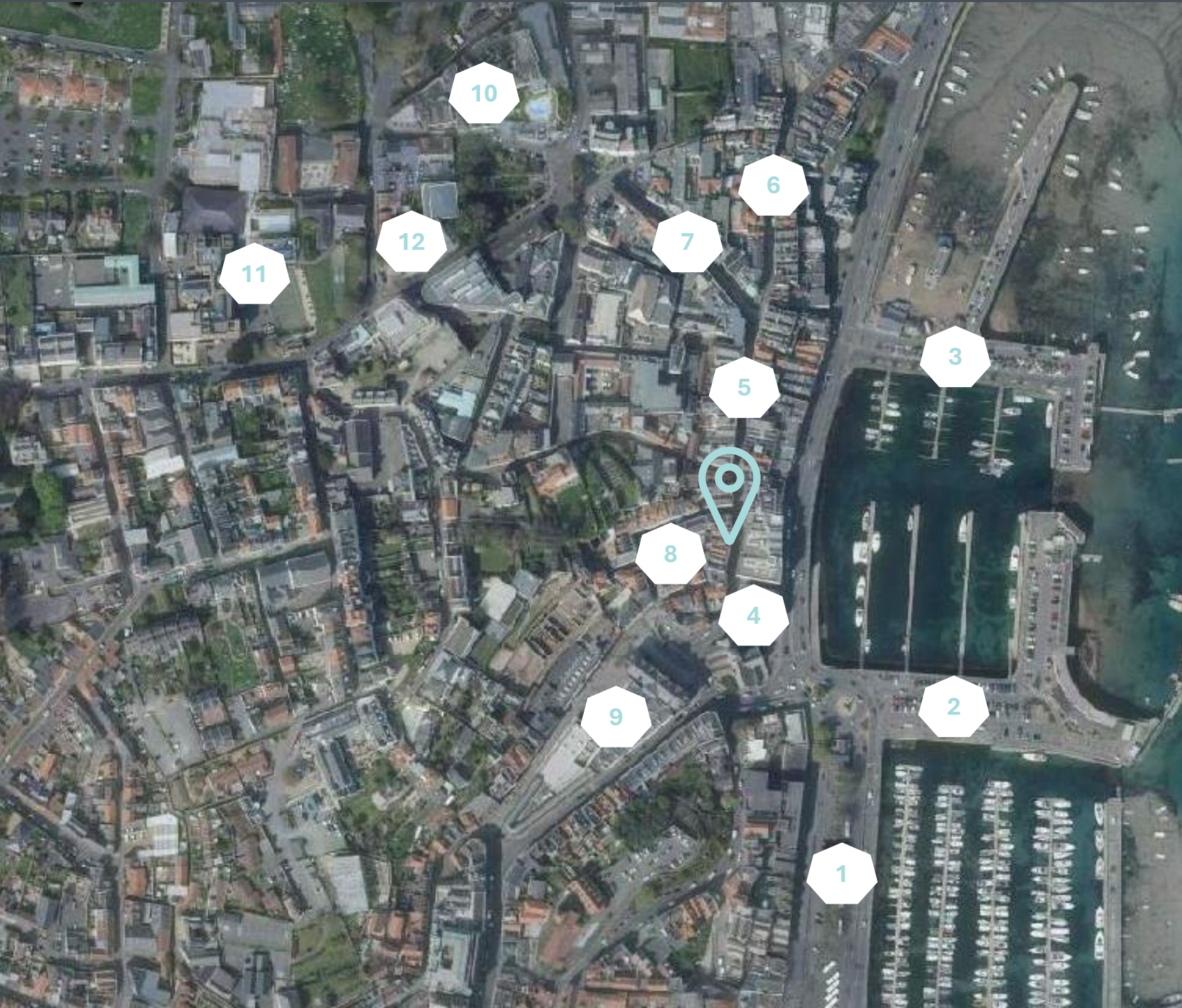
**Development
Opportunity**



**Potential for
Residential Units**



**Price on
Application**



**10-14
High Street**



**YOU
ARE
HERE**

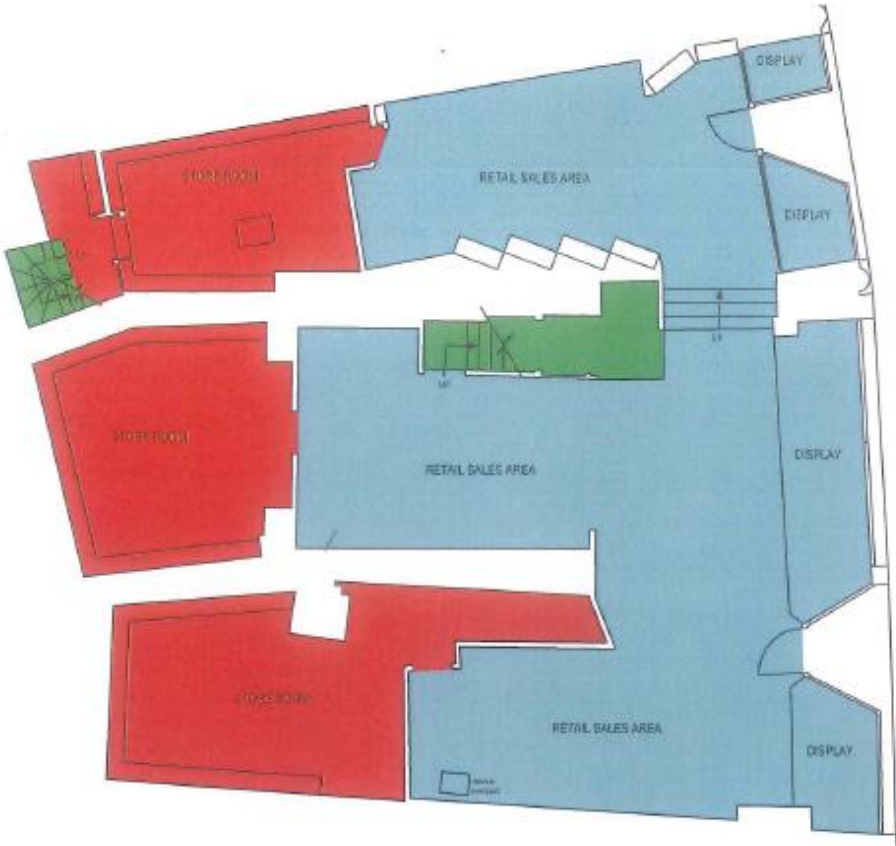
- 1. Bus terminus**
- 2. Albert Pier public car park**
- 3. Crown Pier public car park**
- 4. Town Church taxi rank**
- 5. High Street**
- 6. Le Pollet**
- 7. Smith Street**
- 8. Commercial Arcade**
- 9. Market Buildings**
- 10. The Old Government House Hotel**
- 11. Elizabeth College School**
- 12. St James**

A CLOSER LOOK...

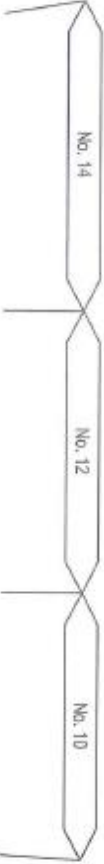




HOW IT ALL FITS TOGETHER



Level 0



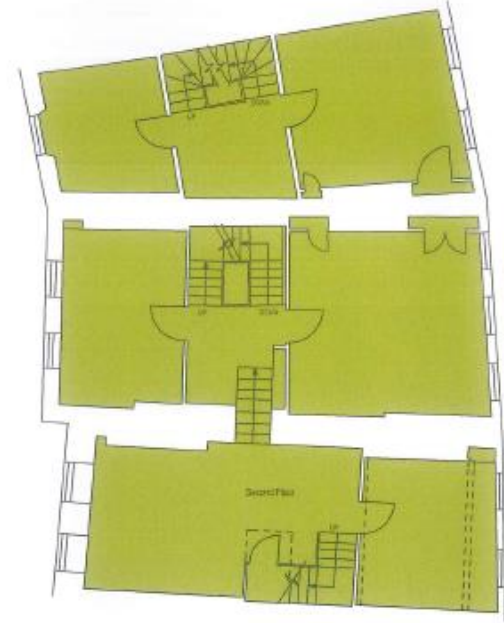
Level 1



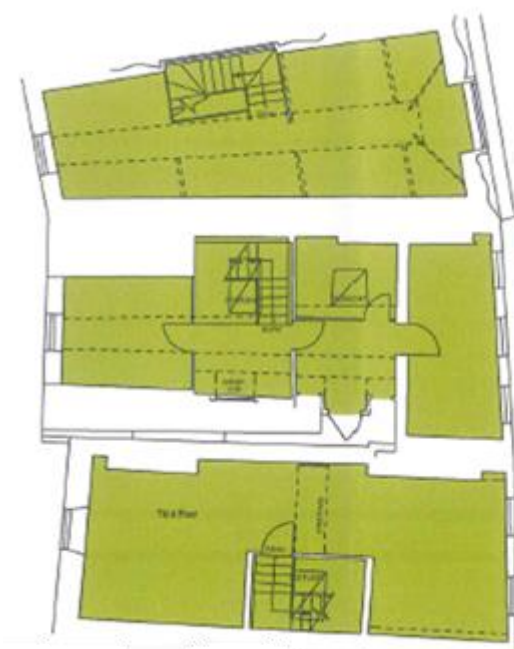
Level 2



Level 3



Level 4



FLOOR AREAS

Level 0	177 sq m	1,905 sq ft
Level 1	183 sq m	1,970 sq ft
Level 2	127 sq m	1,367 sq ft
Level 3	135 sq m	1,453 sq ft
Level 4	119 sq m	1,280 sq ft
Total	741 sq m	7,975 sq ft

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