

Rectory House LET

Market Place, St. Peter Port, Guernsey

Prime Retail Unit



Location

Prominent Central

—

Windows

Excellent Frontage

—

Specification

Excellent

—

Ground Floor

1,941 SQ FT

—

First Floor

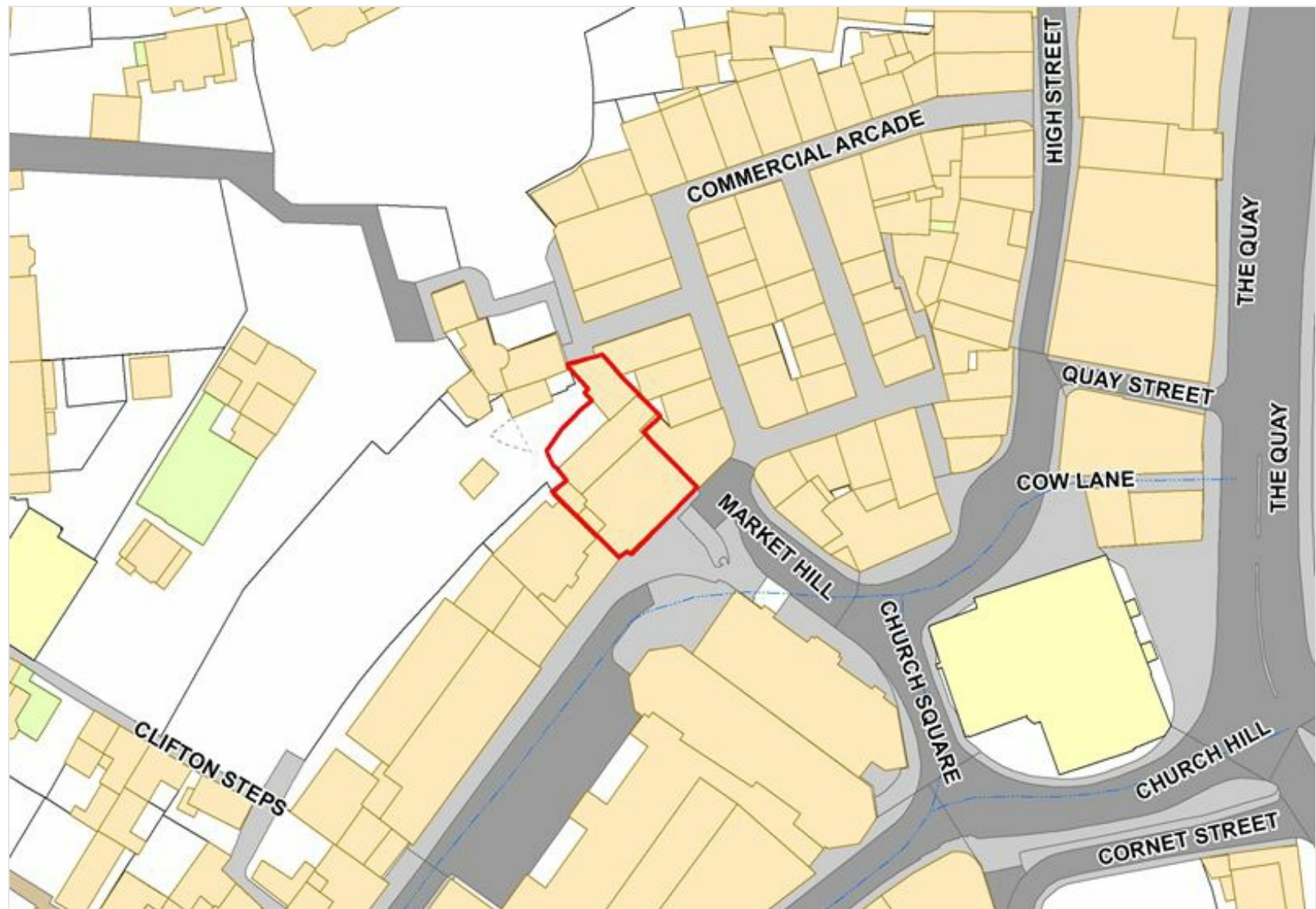
Lift Access

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Rectory House is situated in Market Square in the centre of St Peter Port. The retail accommodation is arranged over two floors, with the first floor also being accessed via a stairwell and lift.

LOCATION

Rectory House is situated in Market Square in the centre of St Peter Port, in close proximity to the Albert Pier Public Car Park, the High Street and the main retail area. Being a short walk to the main bus terminus, the premises are ideally positioned for those wishing to benefit from a prominent and convenient location. Other retailers in the vicinity include HMV, New Look, Lola, Alba, Specsavers, Sports Direct, Mountain Warehouse and Feel Unique. Frequent community activities and eateries in the Market Square also create a vibrant and busy location.



DESCRIPTION

The retail accommodation is arranged over two floors, with the first floor also being accessed via a stairwell and lift. The first floor offers some ancillary offices and stock rooms to the rear of the premises. Both floors offer modern, well present accommodation and are fitted with suspended ceilings, air-conditioning and recessed lighting. There are also currently changing facilities and cashier tills on both levels. The premises is fitted with wooden flooring throughout and has excellent ceiling height and minimal columns providing clear sight lines through each floor.

AVAILABILITY

The property is available by way a new lease directly with the Landlord.

LEGALS

All terms are subject to contract.

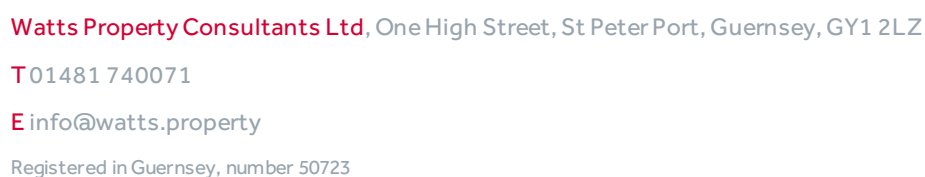
Each party shall bear their own legal costs in connection with this transaction.

ACCOMMODATION

The property provides approximately 4,124 sq ft of retail premises arranged over two floors and provides an ITZA of 1,269 sq ft on the ground floor, with a further 2,183 sq ft at first floor level, as detailed below:-

| Area | Sq ft | ITZA |
|---------------------|--------------|--------------|
| Ground floor Zone A | 770 | 770 |
| Ground floor Zone B | 823 | 411 |
| Ground floor Zone C | 348 | 87 |
| Ground Floor | 1,941 | 1,269 |
| First floor | 2,183 | 437 |
| Total | 4,124 | 1,705 |

Units of this size and specification are extremely rare in Guernsey, making it highly sought after.







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Our Lease Consultancy Department includes an expert team to deal with all manner of landlord and tenant matters.

FURTHER INFORMATION & VIEWING

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