

# Rectory House

Market Place, St. Peter Port, Guernsey

## Prime Retail Unit



Total Space  
**4,124 Sq Ft**

Location  
**Prominent Central**

Windows  
**Excellent Frontage**

Specification  
**Excellent**

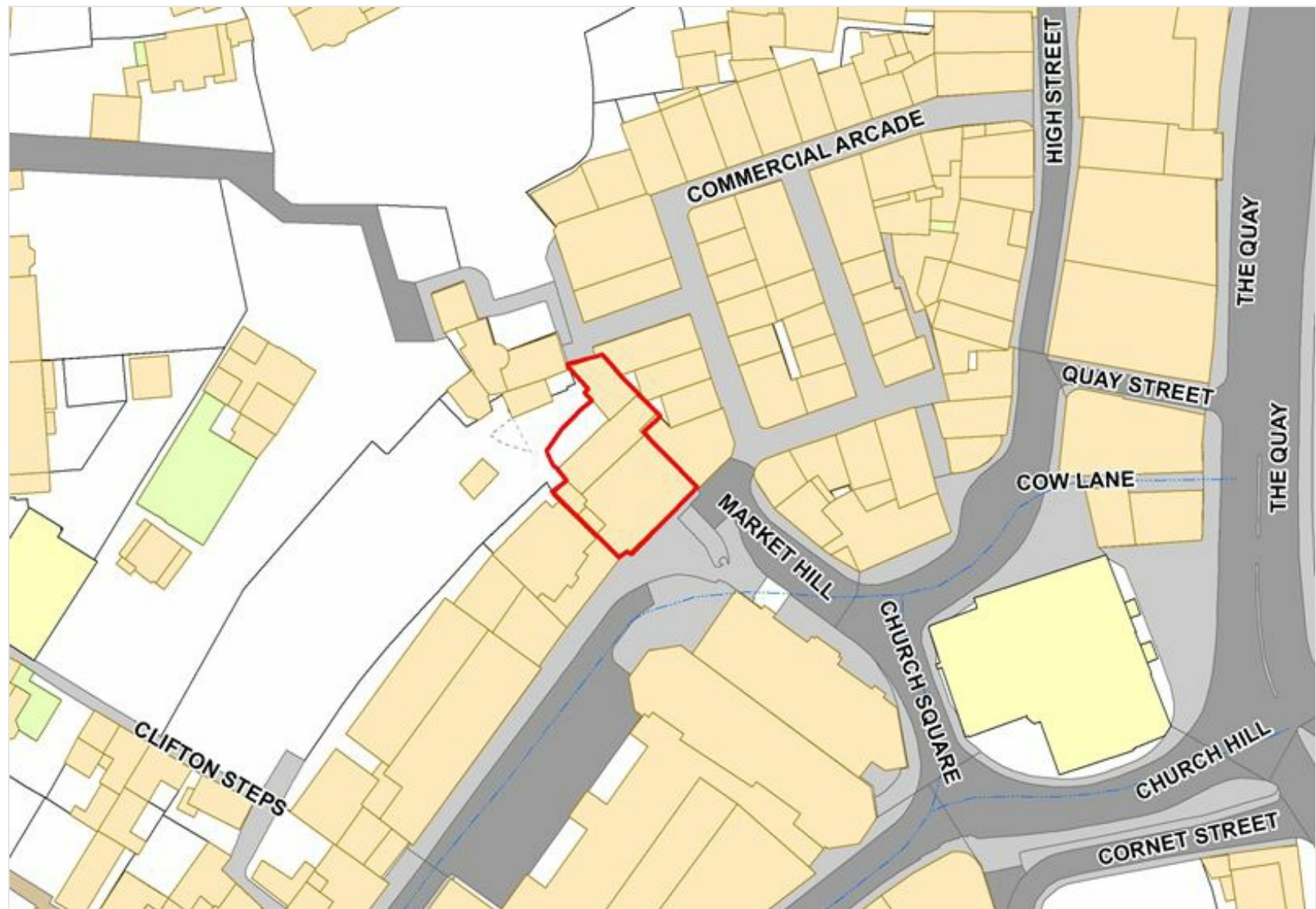
Ground Floor  
**1,941 SQ FT**

First Floor  
**Lift Access**

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, Holland & Barratt, Specsavers, H Samuel, Sports Direct, Mountain Warehouse and Feel Unique. The Fresh Friday Market and other 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 of an assignment of the current lease., which expires on 18 March 2030 and is subject to a tenant only break on 19 March 2025. Further details can be made available upon request. Alternatively, a surrender and new lease could be discussed directly with the Landlord.

## LEGALS

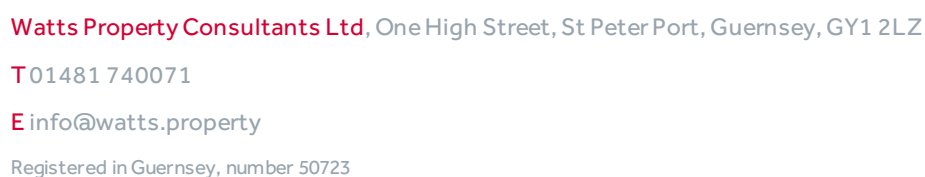
All terms are subject to contract.  
Each party shall bear their own legal costs in connection with this transaction.

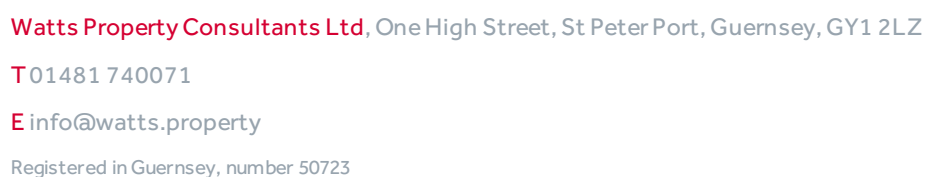
## ACCOMMODATION

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
<b>Ground Floor</b>	<b>1,941</b>	<b>1,269</b>
<b>First floor</b>	<b>2,183</b>	<b>437</b>
<b>Total</b>	<b>4,124</b>	<b>1,705</b>

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











## Our Services

Watts Property Consultants are able to offer the full range of commercial property services to meet clients' requirements.



### Building Consultancy

Our Building Consultancy Team offers a broad range of building surveying services, including project management, defect analysis, dilapidations and interior fit outs on all property types.

### Lease Consultancy

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

#### FURTHER INFORMATION & VIEWING

**Wing Lai**

MRICS | RICS Registered Valuer  
T: 01481 740071 M: 07781 412578  
E: wing.lai@watts.property

**Joanna Watts**

MA Cantab MRICS | RICS Registered Valuer  
T: 01481 740071 M: 07781 130686  
E: jo.watts@watts.property

Every care is taken in the preparation of these particulars, however, Watts Property Consultants Ltd nor its agents nor the vendor are responsible for any errors, omissions or mis-statements contained within them. They do not constitute an offer or contract and no employee of Watts & Co Ltd has the authority to make or give any representation, or warranty in relation to this property. Prospective purchasers and/or tenants should conduct their own investigation before making any agreement to purchase or lease this property. Measurements are given for guidance purposes only and are approximate.