

10-12 High Street

St Peter Port, Guernsey

Prime Retail Unit



Total Space
1,149 Sq Ft

Location
Prime Pitch

Frontage
Excellent

Tenancy
Flexible

Available
Immediately

Rent
Negotiable

10 & 12 High Street occupies a prime position on St Peter Port's High Street. It offers a single floor of retail accommodation and benefits from a large window frontage, providing ample opportunity for the display of goods or corporate branding.

LOCATION

10 & 12 High Street occupies a prime position on St Peter Port's High Street. It is therefore prominently located within a pedestrianised part of Guernsey's main town centre and benefits from excellent foot fall.

Neighbouring retailers include Marks & Spencers, Mappin & Webb, Mountain Warehouse, HSBC, Fat Face, Monsoon and many other well known UK and local retailers.



DESCRIPTION

The available premises is located on the ground floor of the building and is available to let. The premises comprises two interconnected buildings known as 10 & 12 which are accessed directly from the High Street.

It offers a single floor of retail accommodation and benefits from a large window frontage, providing ample opportunity for the display of goods or corporate branding. The premises is fitted with a WC, carpet tiled flooring, a fixed ceiling and ceiling mounted LED lights.

ACCOMMODATION

The premises provides approximately 1,149 sq ft of accommodation. Such accommodation has been formed by internally connecting two buildings and comprise the following:

Floor	Area (sq ft)
No.10	553
No.12	596
Total	1,149

TENURE

Leasehold.

The premises is available to rent by way of a new lease direct with the landlord.

RENT

The rent for the premises is negotiable.

AVAILABILITY

The premises is available to rent upon completion of the landlord's works.

LEGALS

All terms are subject to contract.

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





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.