15 Le Pollet

St Peter Port, Guernsey

Prime Retail Unit

Rent on Application



Total Space **3,572 Sq Ft**	Ground Floor **1,336 Sq Ft**	First Floor **1,025 Sq Ft**
Lower Ground **1,211 Sq Ft**	Location **Prime**	Frontage **Excellent**

15 Le Pollet is located in the prime retail pitch in the heart of St Peter Port's town centre. It therefore enjoys high footfall in proximity to the junction of the High Street, Smith Street and Le Pollet itself. It benefits from a prominent frontage and provides approximately 3,572 sq ft of accommodation.

Watts Property Consultants Ltd, One High Street, St Peter Port, Guernsey, GY1 2LZ
T 01481 740071
E info@watts.property
Registered in Guernsey, number 50723

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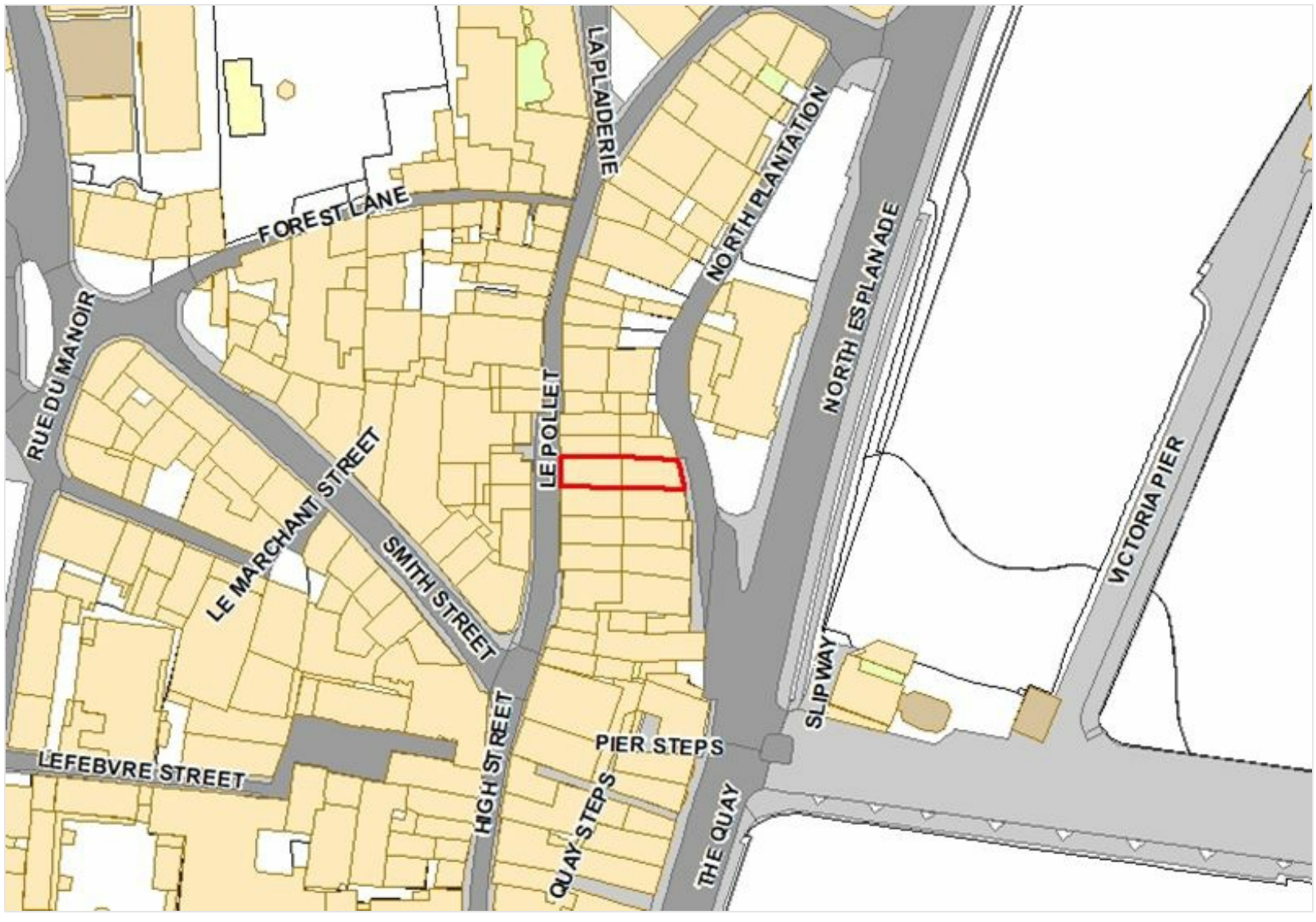
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LOCATION

15 Le Pollet is situated on the eastern side of Le Pollet, a natural extension to the High Street.

It occupies a prime position on a pedestrianised street where footfall is high. It also sits close to the North Beach public car park.

Other occupiers in the near vicinity include Boots, Next, Plaisirs, Health Connections, White Stuff, Lloyds Bank and Moores Best Western Hotel, as well as other well known national brands and local boutique retailers.



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DESCRIPTION

15 Le Pollet is accessed directly off street level and occupies a prime position. It is arranged over lower ground, ground and first floors of the building and is offered for sole occupation.

The retail accommodation is at ground and first floor levels and is well presented and currently fitted with wood effect flooring, suspended ceiling and directional lighting.

The lower ground floor is primarily utilised for storage and ancillary accommodation. This includes WCs, an office and kitchenette.

It is worth noting each of the floors have the benefit of sea views over looking St Peter Port's harbour and the neighbouring islands. There is also a goods lift serving each floor which can be utilised for larger deliveries from the North Plantation.

ACCOMMODATION

The premises provides approximately 3,572 sq ft of accommodation. This is arranged as follows:

Floor	Description	Area (sq ft)
Lower Ground Floor	Storage	1,018
Lower Ground Floor	Kitchenette	52
Lower Ground Floor	Office	141
Ground Floor	Retail	1,336
First Floor	Retail	1,025
Total		**3,572**

In terms of Zone A (ITZA), the premises provides 912 sq ft and is calculated as follows:

Floor	Description	Area (sq ft)
Lower Ground Floor	Ancillary	76
Ground Floor	Retail	665
First Floor	Retail	171
Total		**912**

TENURE

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

AVAILABILITY

The premises is available to rent from May 2027.

RENT

The rent for the premises is available upon application.

LEGALS

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

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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

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