

11 Le Pollet **UNDER OFFER**

11 Le Pollet, St Peter Port, Guernsey

Prime Retail Unit



Retail
2,647 Sq Ft

Office/Storage
446 Sq Ft

Storage
1,286 Sq Ft

Location
Prime

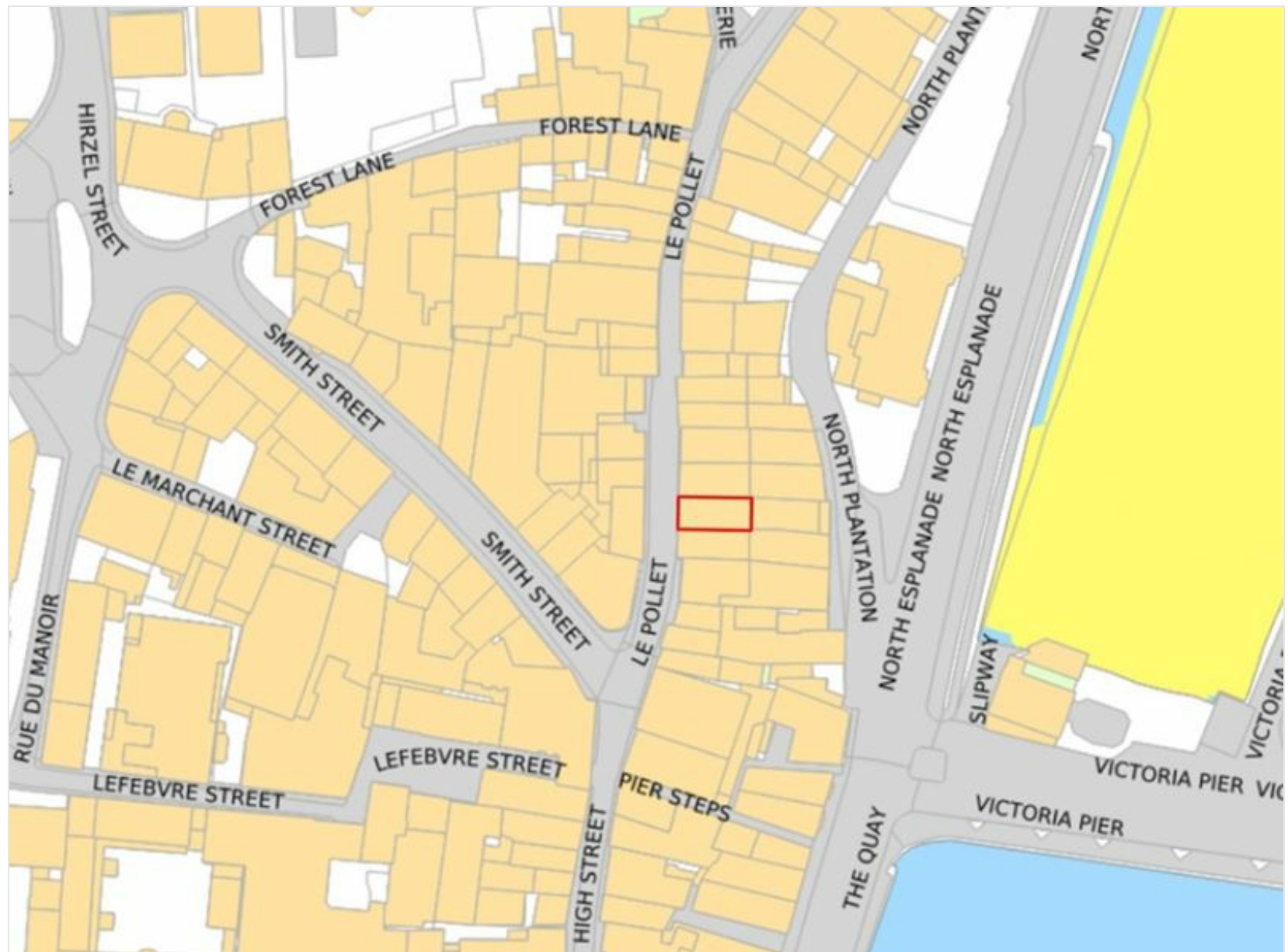
Rent
Upon Application

11 Le Pollet occupies a prime pitch in the heart of St Peter Port's town centre. It provides approximately 4,379 sq ft and benefits from a prominent frontage where there is a high level of footfall.

LOCATION

11 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 and Crown Pier public car parks which offer free car parking.

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



DESCRIPTION

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

The retail accommodation is at lower ground and ground floor levels whilst the upper floors provide storage and ancillary accommodation such as an office, staff room and WC facilities on the first floor.

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.

ACCOMMODATION

The premises provides approximately 4,461 sq ft of accommodation. This is arranged as follows:

| Floor | Description | Area (sq ft) |
|--------------|----------------|--------------|
| Level 3 | Retail | 1,269 |
| Level 4 | Retail | 1,378 |
| Level 5 | Office/Storage | 446 |
| Level 6 | Storage | 530 |
| Level 7 | Storage | 530 |
| Level 8 | Storage | 226 |
| Total | | 4,379 |

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 immediately.

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.

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

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