

Caroline House LET

Collings Road, St Peter Port, Guernsey

Out of Town Retail



Located
Outskirts of Town

Large frontage
On Public Road

Offers
3 Treatment Rooms

Car Parking
Two Onsite Spaces

Available
Immediately

The available premises is located on the western outskirts of St Peter Port, on Collings Road. The unit is currently utilised to provide three treatment rooms with dedicated onsite car parking. Alternative uses will however be considered.

LOCATION

The available premises is located along Collings Road, St Peter Port. It therefore occupies an out of town location whilst still being a short drive away from the town centre and the amenities it has to offer.

Other occupiers in the near vicinity include Nedgroup, Waitrose, St Pierre Park Hotel, All Beauty, Bijoux Hairdressers, and the Day Salon.



DESCRIPTION

The available premises is located on the ground floor of a property known as Caroline House.

Currently classified as Public Amenity use class 18: non-residential health/welfare services, the premises has been divided to offer three treatment rooms (one with a store room), a reception area and a WC. The premises benefits from a large window frontage on a public roadway. This provides ample opportunity to display corporate branding and/or goods.

Alternative uses will be considered by the landlord. This may include retail.

Externally, the premises has the benefit of two dedicated onsite car parking spaces which are located directly in front of the unit.

ACCOMMODATION

The premises provides approximately 446 sq ft of accommodation. This comprises the following:

Description	Area (sq ft)
Reception	157
Treatment Room 1	99
Treatment Room 1 Store	42
Treatment Room 2	74
Treatment Room 3	74
Total	446

TENURE

Leasehold.

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

RENT

The rent for the property is available upon application.

In addition to the rent, the tenant shall be responsible for paying tax on real property, building insurance, parish rates and utilities.

AVAILABILITY

The premises is available immediately.

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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