

8, 10, 12 & 42 Commercial Arcade

St Peter Port, Guernsey

Prime Retail Unit

£900,000



Total Space
3,189 Sq Ft

Ground Floor
1,200 Sq Ft

Upper Floors
1,989 Sq Ft

Retail
Ground Floor

Additional
1,300 Sq Ft Storage

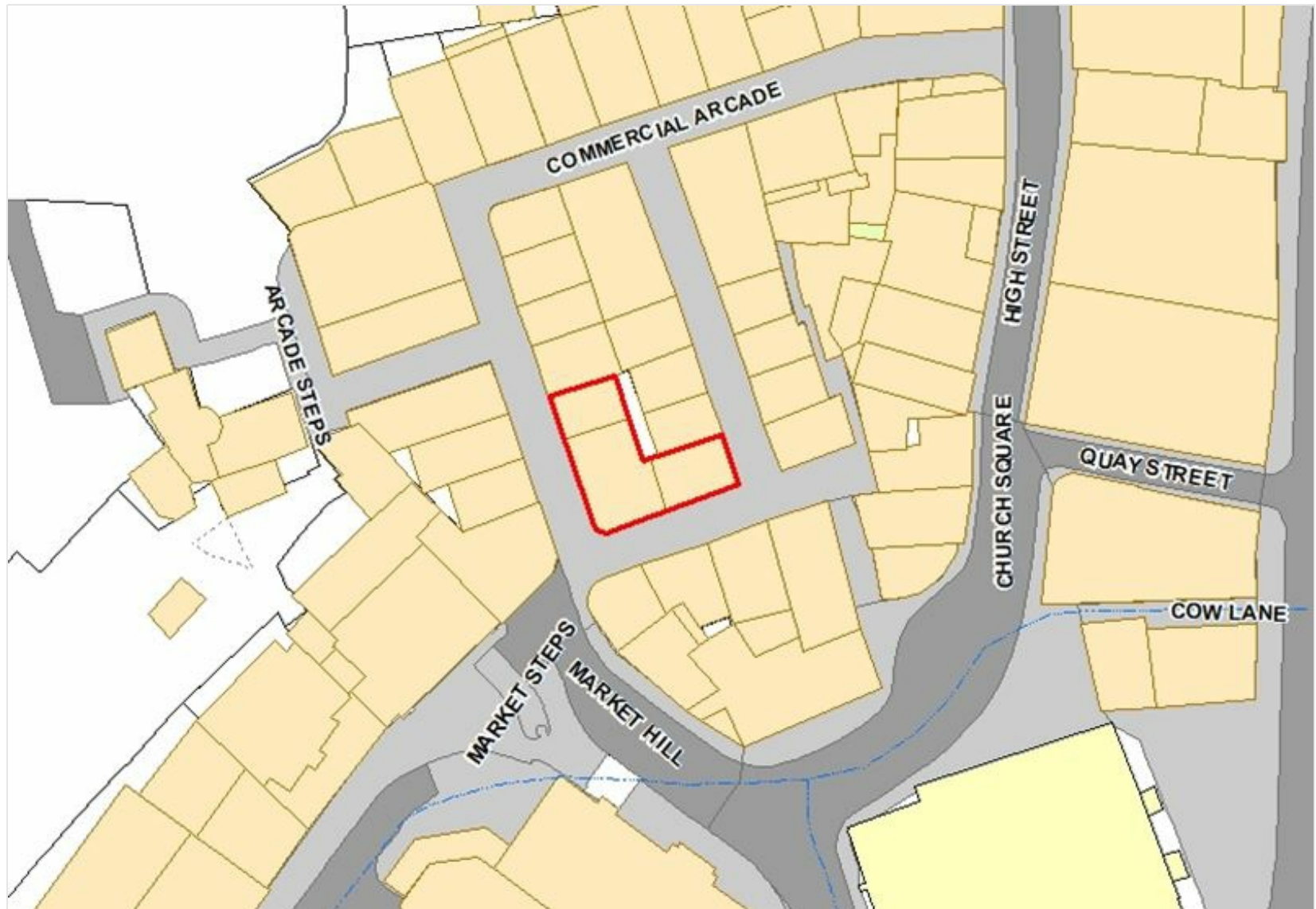
Planning Permission
4 Residential Units

The property is situated in the heart of St Peter Port's main retail centre. With a prominent frontage, it benefits from excellent footfall linking Market Square to the High Street. It currently offers a retail unit, residential flat and planning permission for three further one bed units.

LOCATION

8,10,12 & 42 Commercial Arcade is situated in the heart of St Peter Port's main retail centre. With a prominent triple frontage marking the gateway into the Commercial Arcade, it benefits from excellent footfall linking the popular Market Square to the High Street.

Other occupiers within close proximity include Trespass, Costa Coffee, The Body Shop, Specsavers, Sports Direct, Dix Neuf and New Look.



DESCRIPTION

The property is arranged over basement, ground, first and second floors and comprises four interconnected properties.

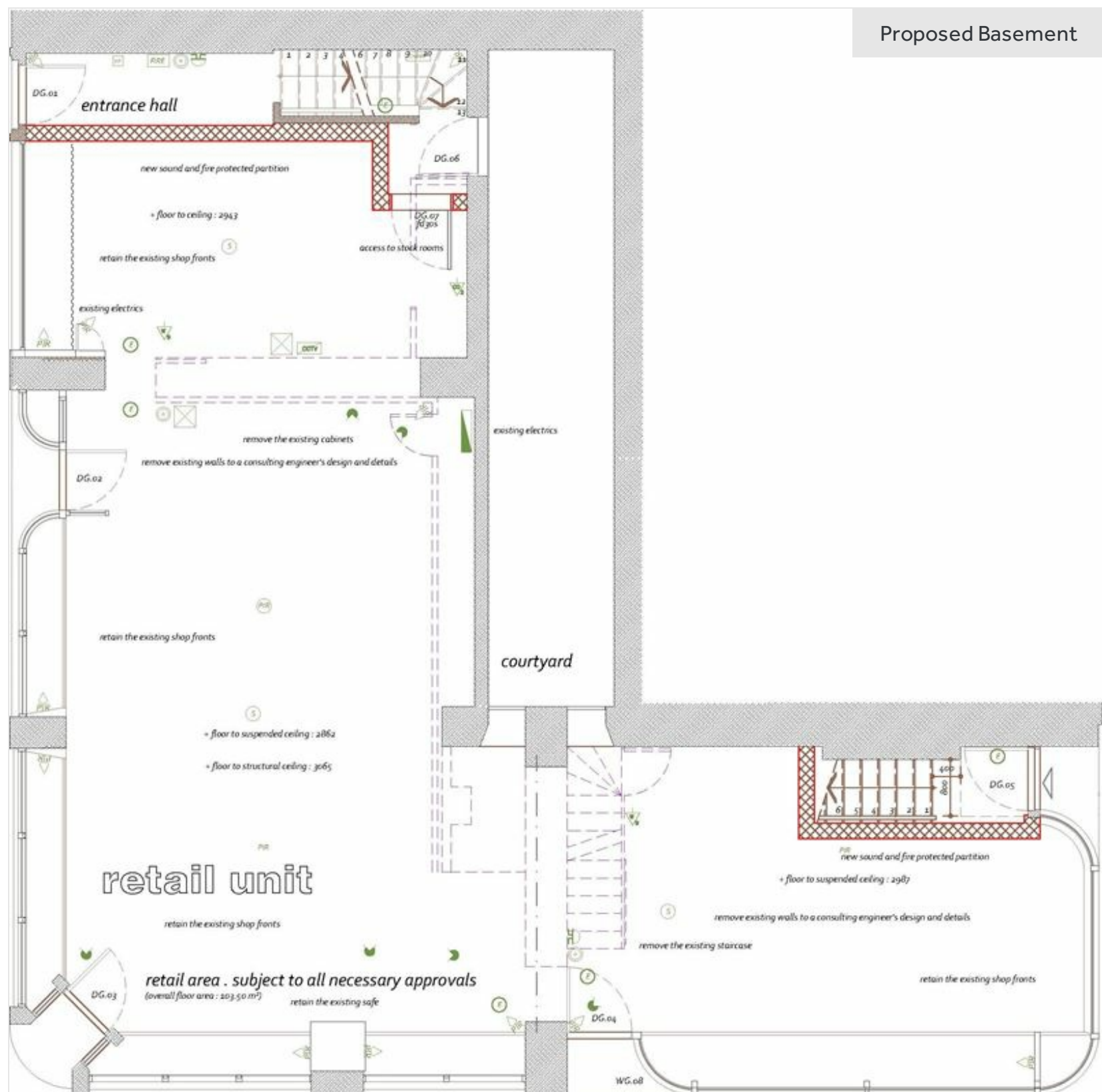
The basement is offered in a shell condition and could be utilised as storage/ancillary accommodation for the retail unit which is arranged across the ground floor.

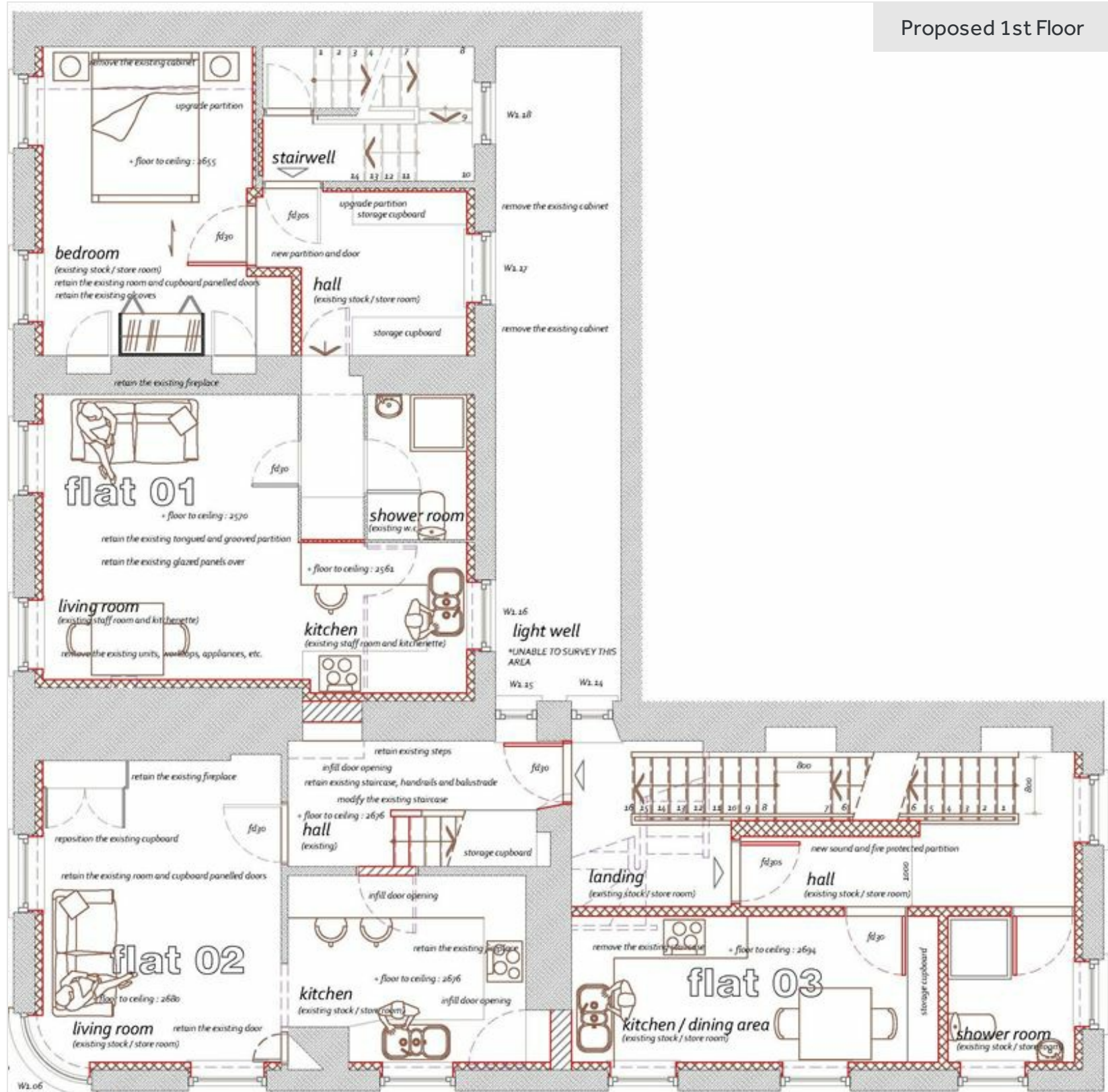
Planning permission has also recently been granted to convert the remainder of upper floors into three further one bedroom apartments, two of which are maisonettes. These units will have kitchens, living rooms and shower rooms.

ACCOMMODATION

The premises provides 4,500 sq ft of accommodation arranged over lower ground, ground and two upper floors, as follows:

Floor	Area (sq ft)
Basement	1,300
Ground	1,200
First & Second	1,989
Total	4,489







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.



Valuation

We have a team of RICS Registered Valuers who combine experience, local market knowledge and high standards of professionalism to provide valuation reports tailored to provide clients with the information they require.

Property Management

Our dedicated Property Management Team has a broad range of technical and financial management skills to ensure the properties we manage are in safe hands.

FURTHER INFORMATION & VIEWING

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