

Unit 1, Oatlands Village

Les Gigands, St Sampson

Popular Attraction

£37,500 per annum



Total Space
1,172 Sq Ft

Location
Out of Town

Visability
Double Frontage

Car Parking
Plenty Onsite

Rent
£37,500 per annum

Available
Summer 2025

Unit 1 forms part of Oatlands Village, a popular attraction in the north of the island. It has good levels of footfall and has plenty of onsite car parking.

LOCATION

Oatlands Village is located in the north of the island, in the parish of St Sampson and is approximately 4.5km to the north of St Peter Port's town centre and approximately 2.2km to the south of The Bridge, St Sampson. Access to the site is via Les Gigands Road, just off La Route du Bray which lies to the north of the property.

Other occupiers on the site include Guernsey Goldsmiths, Rebecca's Chocolate, Craft Wise, Wheels & Co, The Kiln, Willows Nursery and Oaty & Joey's.



DESCRIPTION

Unit 1 forms part of Oatlands Village, a popular attraction for both tourists and locals. It benefits from a good levels of footfall and excellent onsite car parking facilities.

The available premises is arranged over a ground and first floor and offers retail accommodation which is well presented and ready to occupy from the Summer 2025. It has a double frontage offering two entrances into the unit, one from the car park and the other from the central courtyard.

The premises has a large window frontage onto the courtyard which provides plenty of opportunity to display goods and/or corporate branding.

ACCOMMODATION

The premises provides approximately 1,172 sq ft of retail accommodation arranged over ground and first floor.

TENURE

Leasehold.

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

RENT

The rent for the premises is £37,500 per annum.

In addition to the rent, tenants are responsible for paying an apportionment of the service charge, tax on real property, parish rates, building insurance and utilities.

AVAILABLE

The property is available to rent in the summer 2025.

LEGALS

All terms are subject to contract.

Each party is to bear their own legal costs.









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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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