

10 & 12 Smith Street

St Peter Port, Guernsey

Prime Retail Unit

Rent Upon Application



Total Space
1,404 Sq Ft

No. 10
503 Sq Ft

No. 12
901 Sq Ft

Location
Central

Rent
Upon Application

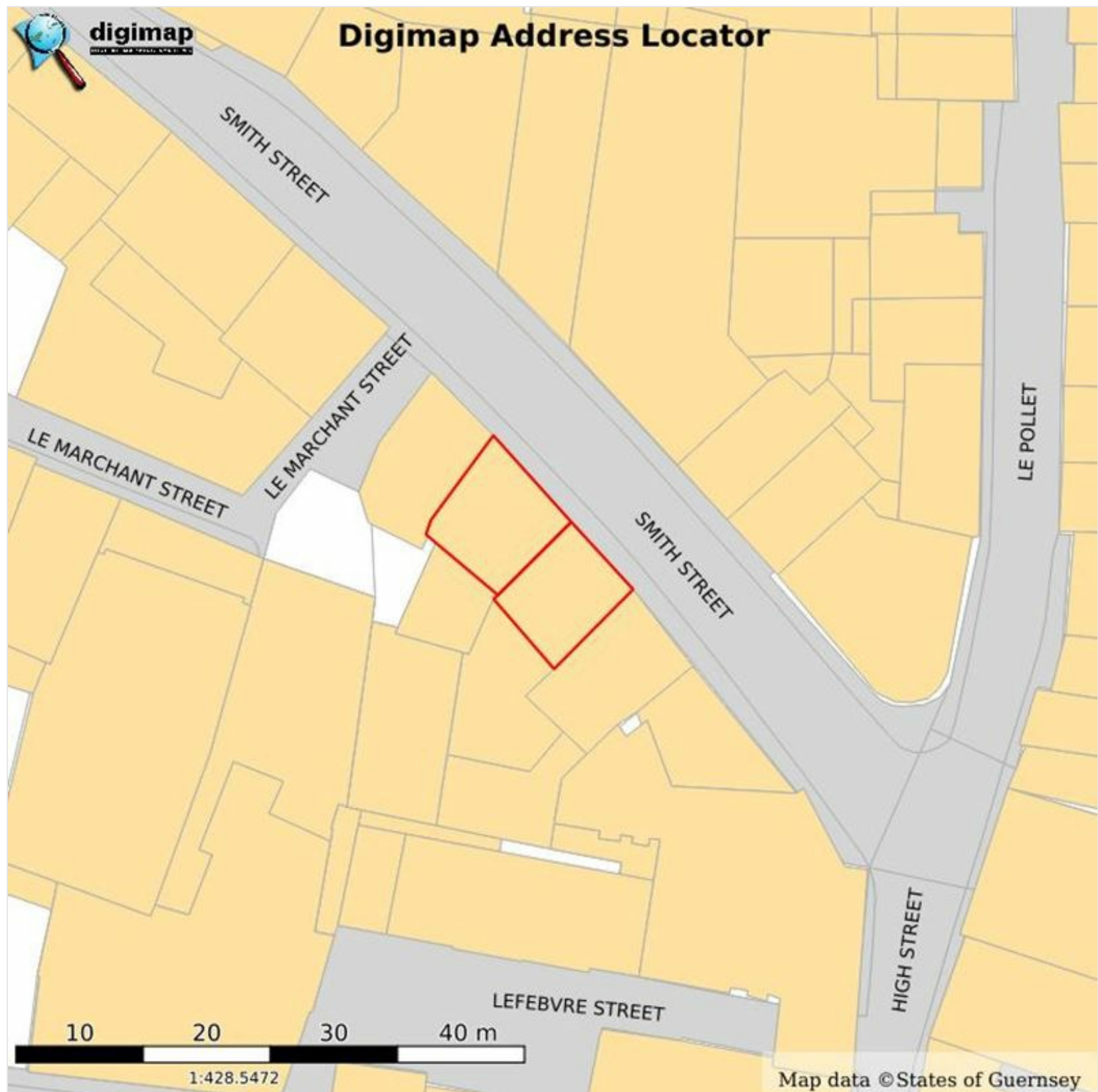
Available
Immediately

Situated on Smith Street in the centre of St Peter Port, 10 & 12 Smith Street occupies a prominent position good levels of footfall. It has the benefit of large window frontages.

LOCATION

10 & 12 Smith Street is situated on the southern side of Smith Street in St Peter Port's town centre. It occupies a prime position on a pedestrianised street where footfall is high. It also sits close to the public car parking located on the piers.

Neighbouring retailers include Superdry, Claire's Accessories, Lloyds Bank, NatWest Bank, Boots, JoJo Maman Bebe and Clinton Cards, as well as other well known national brands.



DESCRIPTION

10 & 12 Smith Street occupies a prominent position on Smith Street. It has large window frontages which provide ample opportunity for the display of goods or corporate branding.

The unit is arranged over a single floor albeit with raised levels and is offered for sole occupation. However, as the unit has been formed by interconnecting two units, there is a possibility they can be split again to provide two units of accommodation. The accommodation is well-presented and has the benefit of good ceiling heights and WCs.

ACCOMMODATION

The premises provides approximately 1,404 sq ft of accommodation. This comprises the following:

Floor	Area (sq ft)
No.10	503
No.12	901
TOTAL	1,404

The premises is available to rent as a single unit. It could however be sub-divided and rented as two individual premises.

TENURE

Leasehold.

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

RENT

The rent for the premises is available upon application.

In addition to the rent, the tenant is also responsible for paying the tax on real property, parochial rates, building insurance and utilities associated with the premises.

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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