

32 High Street

St Peter Port, Guernsey

Prime Retail Unit

£750,000



Total Space
1,967 Sq Ft

Ground Floor
800 Sq Ft

First Floor
393 Sq Ft

Second Floor
458 Sq Ft

Third Floor
316 Sq Ft

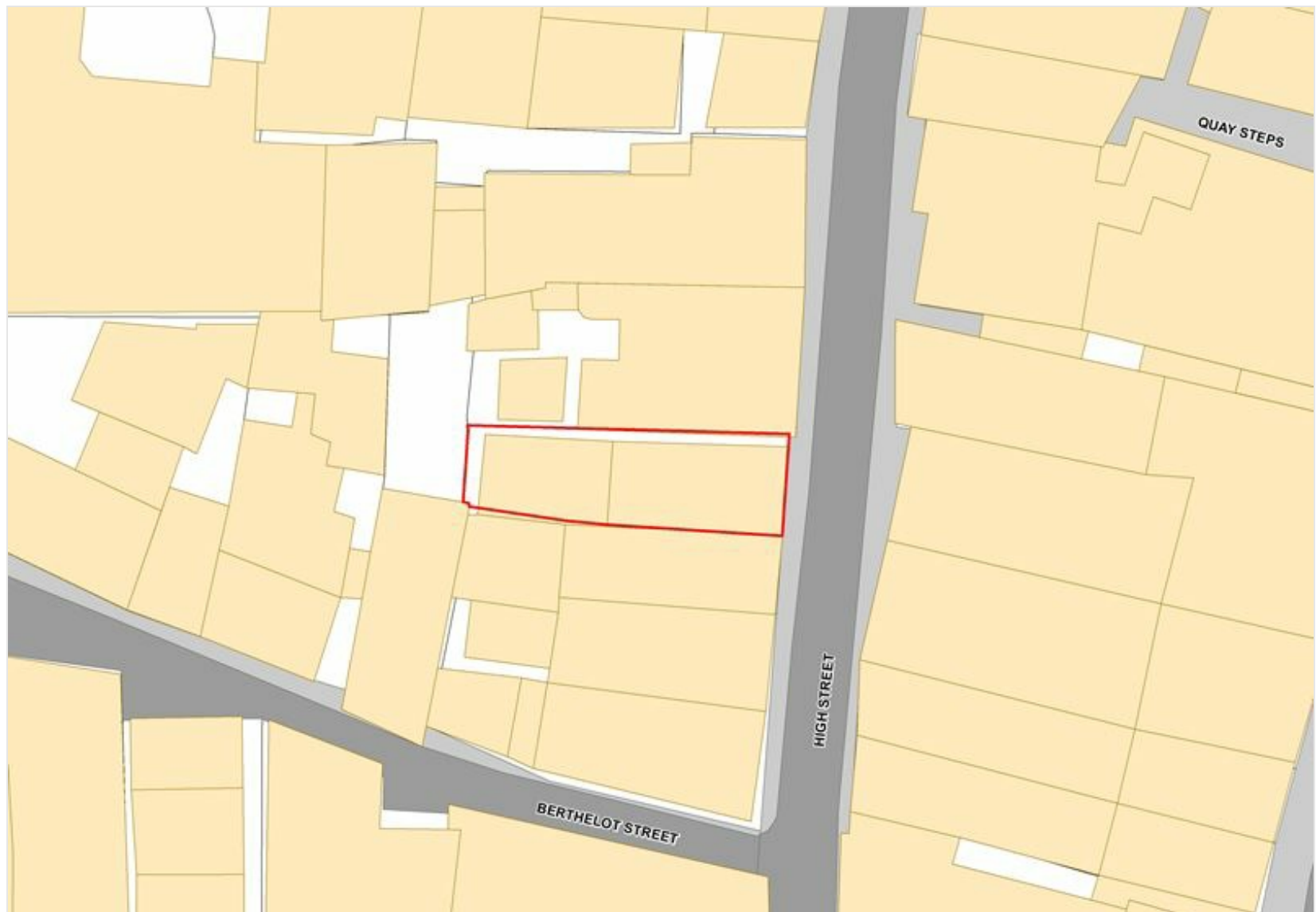
Available
Immediately

Situated on St Peter Port's High Street, 32 occupies a prime position and offers four levels of accommodation suited for retail purposes.

LOCATION

No. 32 is situated on the western side of St Peter Port 's High Street where 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 HSBC Bank, NatWest Bank, Boots, JoJo Maman Bebe and Clinton Cards, as well as other well known national brands and independent retailers.



DESCRIPTION

32 High Street has a prominent window frontage which provides an opportunity for the display of goods or corporate branding. The unit is arranged over four floors and is offered for sale with vacant possession.

The main retail accommodation is at ground level and is well presented. It is fitted with shelving and spotlights, along with a wood effect floor. There is also an air-conditioning system.

On the first floor is a store room, dedicated kitchenette, WC and office. The second and third floors offer further storage.

ACCOMMODATION

The premises provides approximately 1,967 sq ft of accommodation. This comprises the following:

Floor	Area (sq ft)
Ground Floor	800
First Floor	393
Second Floor	458
Third Floor	316
TOTAL	1,967

TENURE

Freehold.
The property is available to purchase immediately.

PRICE

The premises is available to purchase for £750,000 (seven hundred and fifty thousand pounds).

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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