

54 Lower Pollet

54 Lower Pollet, St Peter Port, Guernsey

Nightclub / Leisure Unit



Total Space
4,048 Sq Ft

Ground Floor
1,821 Sq Ft

First Floor
2,227 Sq Ft

Location
Centrally Positioned Night Club

Fully Fitted
Night Club

Available
Immedialty

54 Lower Pollet is a well positioned nightclub in the centre of St Peter Port. It benefits from two fitted bars, high footfall levels and is located close to the public car parks and taxi rank.

LOCATION

No. 54 is situated on the western side of Lower Pollet where it occupies a prominent position in the heart of St Peter Port's financial district and main retail area. It sits close to the larger office developments in the town centre, taxi rank and also the public car parking located at North Beach. The area benefits from strong evening and weekend footfall.

Other retailers and food & beverage operators include a mix of national brands and local independents. These include Costa Coffee, Red, Rouge, Tinto, Rosso, Thomas De La Rue Public House, First Contact Health, Next, White Stuff and many local retail outlets.



DESCRIPTION

The property comprises a fully fitted night club arranged over the ground and first floors of the building. It comprises two bars, one on each floor, WC facilities and storage areas.

There is dual access to the property from either the Lower Pollet or Le Truchot. When accessed from the Lower Pollet the property leads to a set of stairs onto the first floor. The Le Truchot entrance leads to a small corridor area and then onto the ground floor open area.

Also forming part of the Subject Property is another bar and takeaway premises. These are currently sublet to other parties.

Although currently utilised as a nightclub, alternative uses will be considered.

ACCOMMODATION

The night club premises provides approximately 4,048 sq ft of accommodation. This comprises the following:

Description	Area (sq ft)
Ground floor	1,821
First floor	2,227
Total	4,048

Additional storage areas are also available on the second floor of the property.

TENURE

Leasehold.

The premises are available by way of an assignment (to include the other bar and takeaway) or sublease of the nightclub premises. The existing lease expires on 31 May 2031.

RENT

The rent and for the property is available upon application.

AVAILABILITY

The property is available to rent immediately.

LEGALS

All terms are subject to contract and the landlord's approval.
Each party is responsible for its own legal costs.





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FURTHER INFORMATION & VIEWING

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