

Nelson Place **UNDER OFFER**

Smith Street, St Peter Port, Guernsey

Prominent Retail Unit



Location
Central Town

Frontage
Excellent

Use
Retail

Footfall
High

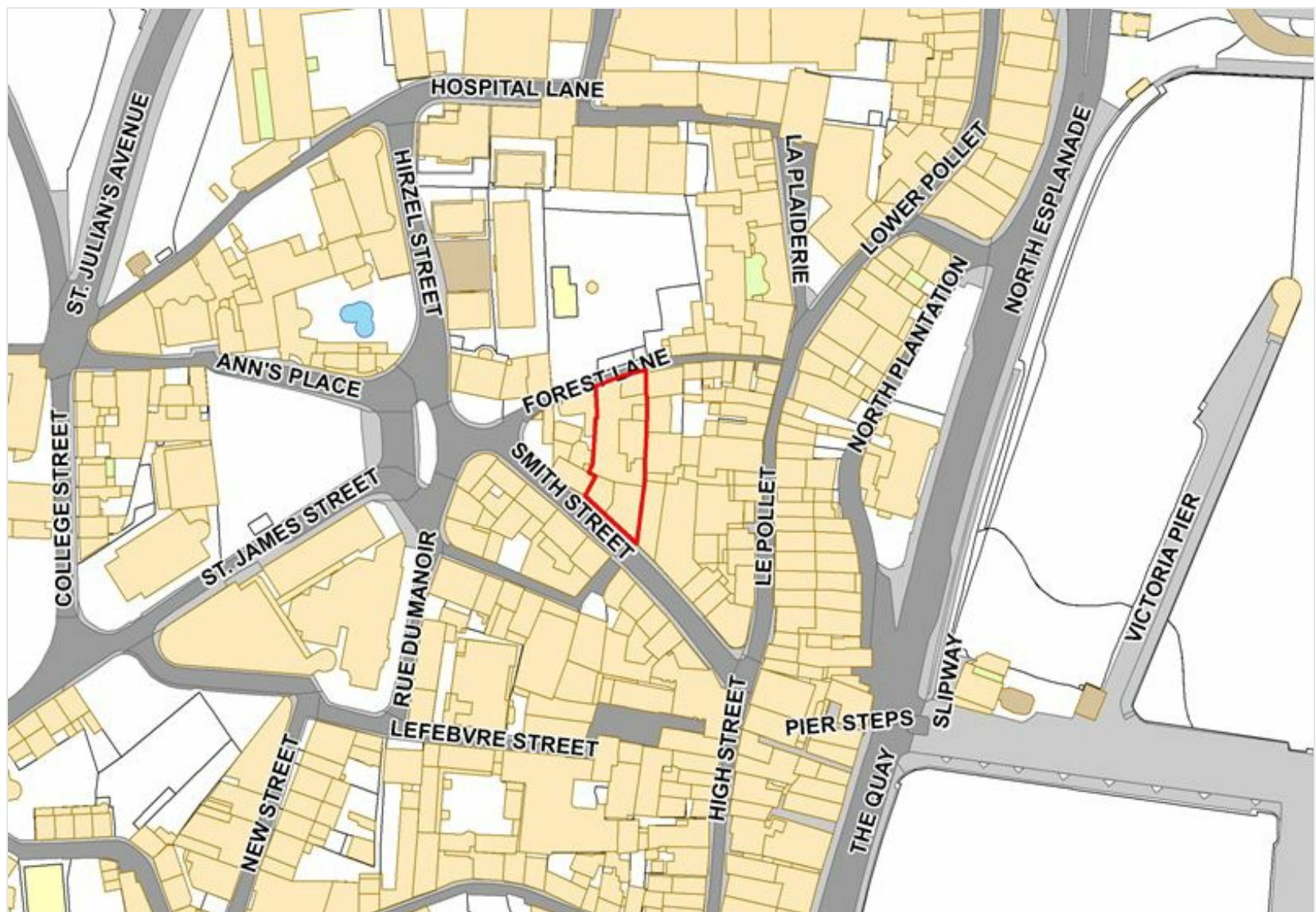
Available
Immediately

Situated on Smith Street in the centre of St Peter Port, Nelson Place occupies a prominent position just off the High Street. It has a large window frontage with high levels of footfall.

LOCATION

Nelson Place is situated on the northern 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 either on the piers or the on street car parking at the top of Smith Street.

Neighbouring retailers or food & beverage operators include a mix of national brands and local independents. These include Superdry, Claire's Accessories, Lloyds Bank, NatWest Bank, Boots, Gusto, The Prince of Wales and The Old Government House Hotel.



DESCRIPTION

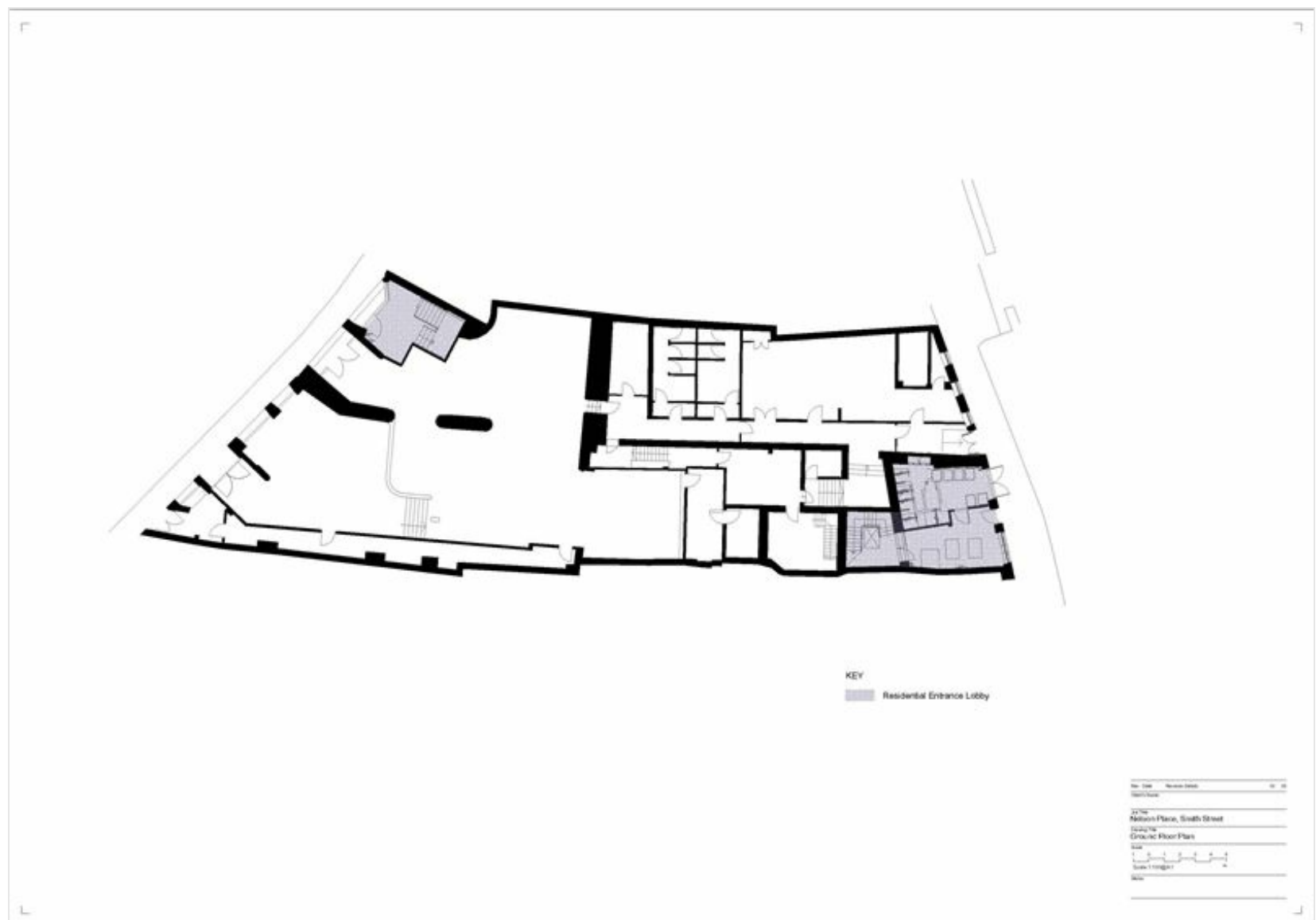
Nelson Place occupies a prominent position on Smith Street. As it has large window displays, there is ample opportunity for the display of goods and/or corporate branding.

The retail area is large and is arranged over two levels, each having its own entrance/exit directly of street level. It is currently fitted with wood effect floors, suspended ceilings and recessed lighting. Ancillary accommodation includes an office, staff areas, ample storage arranged over numerous rooms, a mezzanine area and WC facilities.

ACCOMMODATION

The premises provides 4,951 sq ft of accommodation. This comprises 3,337 sq ft of retail with the remaining 1,614 sq ft being ancillary accommodation. This is made up of the following:

Description	Area (sq ft)
Retail	3,337
Office	118
Staff room	194
Store 1	75
Store 2	140
Store 3	97
Store 4	657
Store 5	108
Store 6	54
Store 7	172
Total	4,951



TENURE

Leasehold.

The property is available to rent by way of a new lease direct with the landlord. Further details are available upon request.

AVAILABILITY

The premises is available to rent immediately.

RENT

The rent for the premises is available upon application.

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.



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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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