

35 Commercial Arcade UNDER OFFER

St Peter Port, Guernsey

Retail Investment

Offers above £410,000



Location

Core Retail Area

—

Window Frontage

Excellent

—

Use

Retail / Residential

—

Tenancy

Fully Let

—

Available

Immediately

—

35 Commercial Arcade is a retail unit with residential accommodation on the upper floors. It is centrally located, fully let and income producing. It therefore offers an attractive investment opportunity.

LOCATION

35 Commercial Arcade is situated in the inner arm of Commercial Arcade. This is a pedestrianised thoroughfare linking Market Square to the High Street and Church Square. It benefits from good levels of footfall.

Other occupiers in the vicinity include Toni & Guy, The Body Shop, Trespass, Hotel Chocolat and Dix Neuf.

DESCRIPTION

35 Commercial Arcade is a mid-terrace retail unit arranged over basement, ground and four upper floors.

At ground and first floor levels, there is a retail unit which is currently utilised as an optician which also uses the basement for storage. The main retail accommodation is plastered walls, ceiling hung spotlights and a timber floor. The first floor is carpeted with papered walls.

On the second, third and fourth (attic) floors, there is a two bedroom flat. Both share the same access and facilities, with there being a kitchen on the second floor and basic bathroom on the third floor.

ACCOMMODATION

The property provides 1,245 sq ft of accommodation. This comprises the following:

LEVEL	SQ FT
Basement	312
Ground	245
First	205
Second	215
Third	164
Fourth	104
TOTAL	1,245

TENURE

Freehold.

The property is available to purchase.

The property is currently let to a single tenant by way of a lease which is due to expire on 31 October 2033. Further details on the tenancy are available upon request.

PRICE

We are instructed to seek offers in excess of £410,000 (four hundred and ten thousand pounds).

AVAILABILITY

The property is available to purchase immediately.

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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