

# 17 The Bridge

17 The Bridge, St Sampsons, Guernsey

## PRIME PITCH



Total Space  
**5,803 Sq Ft**

Location  
**Prominent**

Retail Premises  
**2,700 Sq ft**

Specification  
**Fully Fitted**

Suitable for  
**Range of Uses**

Available  
**Q1 2024**

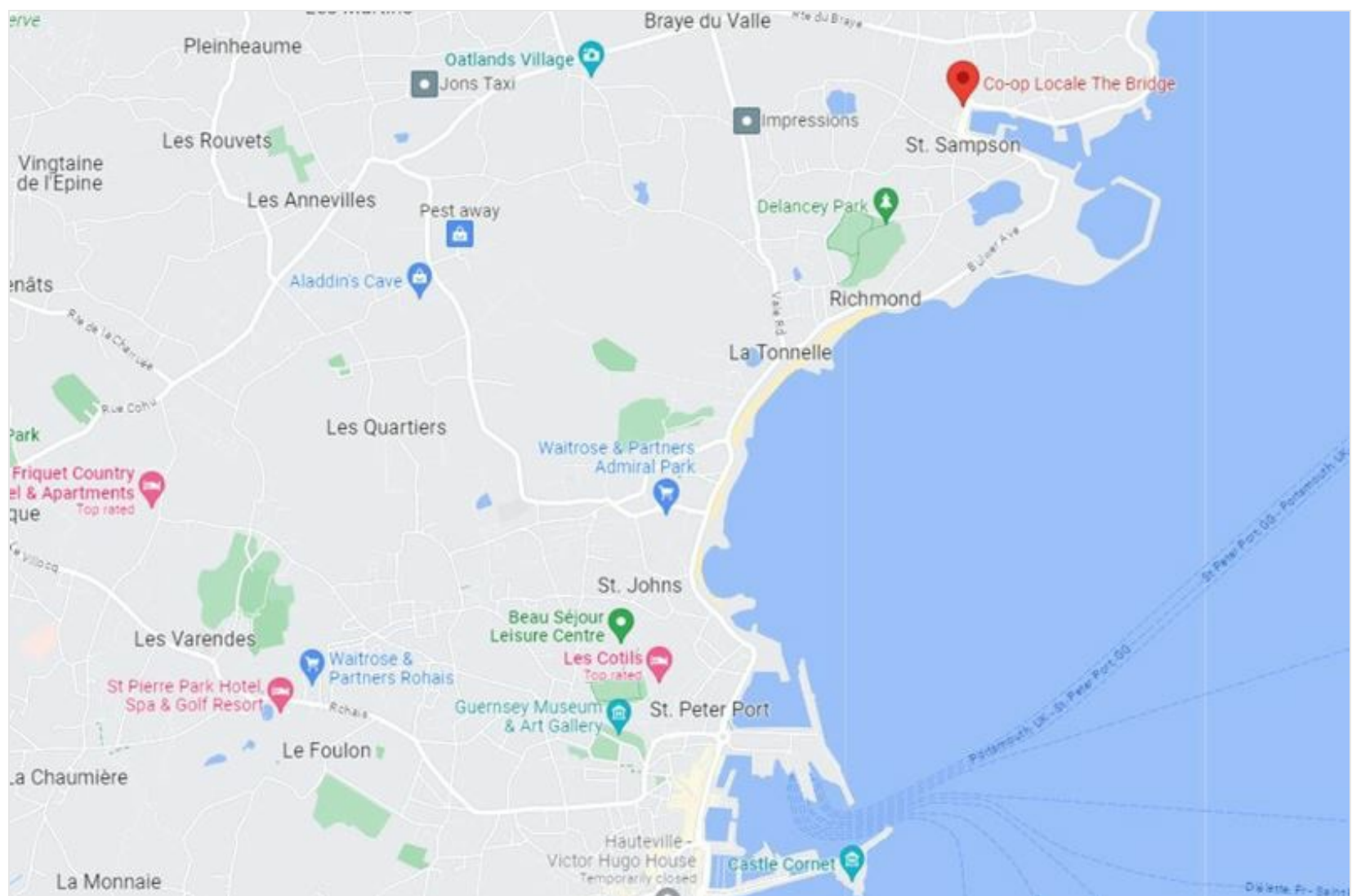
## LOCATION

17 The Bridge is situated in the parish of St Sampson in the heart of Guernsey's second main retail centre. Being positioned along the main pitch, it benefits from a good provision of onstreet parking immediately outside, it is also directly adjacent to a number of other retail outlets.

Other occupiers nearby include Costa Coffee, Boots, Lloyds Bank, the popular northside Chip Shop, as well as a number of other locally owned independent retailers.

With the Bridge being Guernsey's second main retail centre, the Subject Property benefits from excellent footfall and good passing trade. Whilst the surrounding area already enjoys predominantly high density residential usage, the planned residential and commercial redevelopments of Leale's Yard and the former Saltpans Data Park (now owned by the Guernsey Housing Association) will increase surrounding population density (These two developments alone propose more than 500 new homes).

The Subject Property's position means that a wide range of alternative uses could be considered, including medical uses and those from within the hospitality sectors.





## DESCRIPTION

The available premises comprises a self-contained retail unit with excellent frontage. It is arranged to provide retail space over single ground floor level with suspended ceilings, recessed LED lighting, air conditioning and vinyl flooring. The sloped entrance also provides disabled access with automatically opening entrance doors.

The unit is currently operated as a local supermarket so benefits from additional storage, bakery and staff offices to the rear. There is also additional rear access for delivery of goods, with goods lift allowing easy access to further extensive dry storage in the basement.

The landlord is proposing to remove some elements of the existing fixtures and fittings, for reuse. The landlord is amenable to leaving the remainder in-situ, if the desirable for re-use by a potential tenant (for a charge).

The property was extensively refurbished by the landlord less than five years ago and is presented in an excellent state of repair.



## ACCOMMODATION

The property is approximately 5,803 square ft comprising of

Description		Area (Sq ft)
Ground Floor	Retail	2,700
Ground Floor	Storage	1,096
Basement	Storage	2,007
<b>Total</b>		<b>5,803</b>

## TENURE

Freehold.

The property is available to purchase, this includes an independent flat which is situated on the first and second floors and has separate access from street level.

The Owner will also consider renting the space by way of leasehold.

## PRICE

Available on request

## LEGALS

All terms are subject to contract.

Each party shall bear their own legal costs in connection with this transaction.

## TIMING

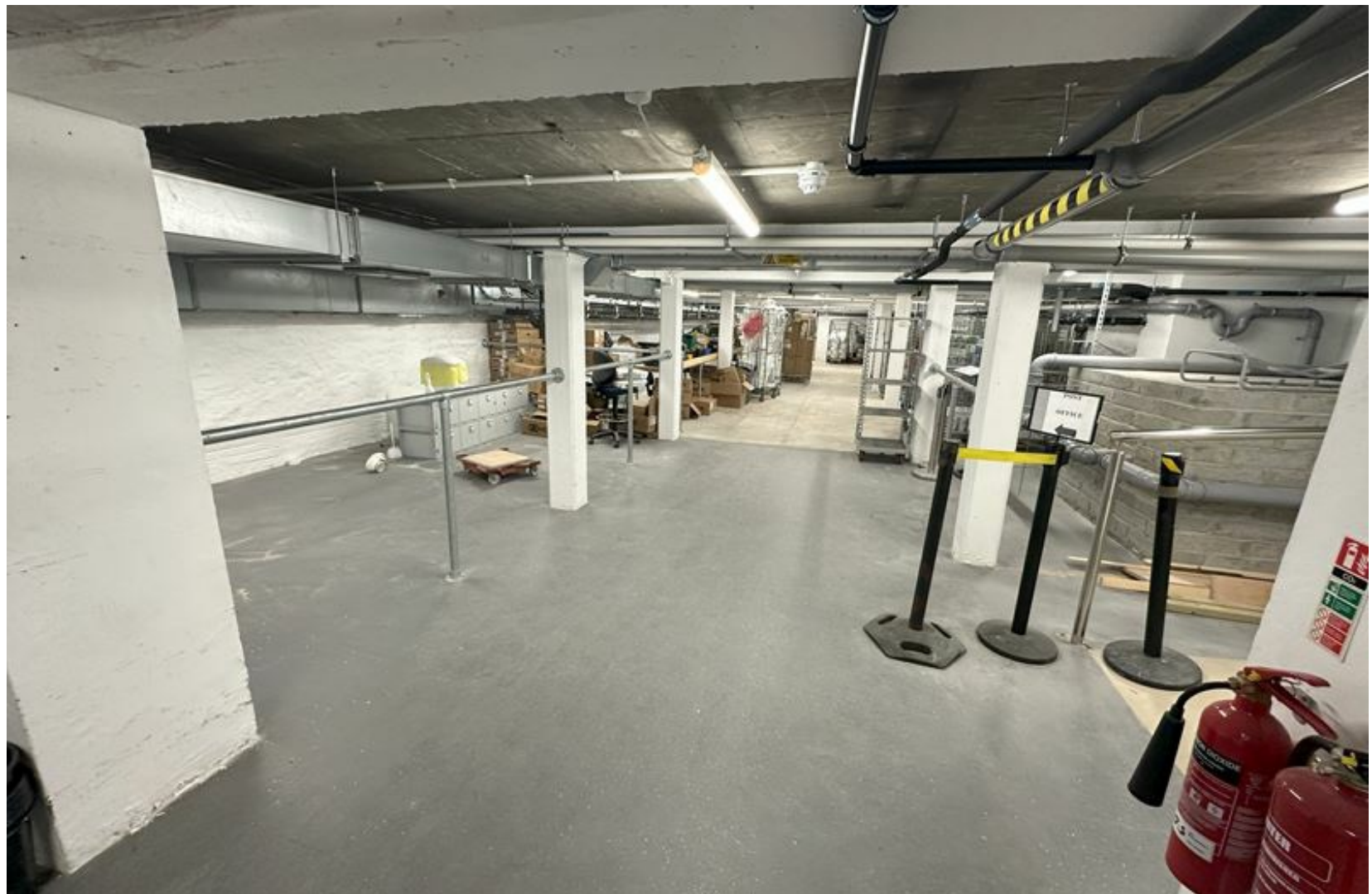
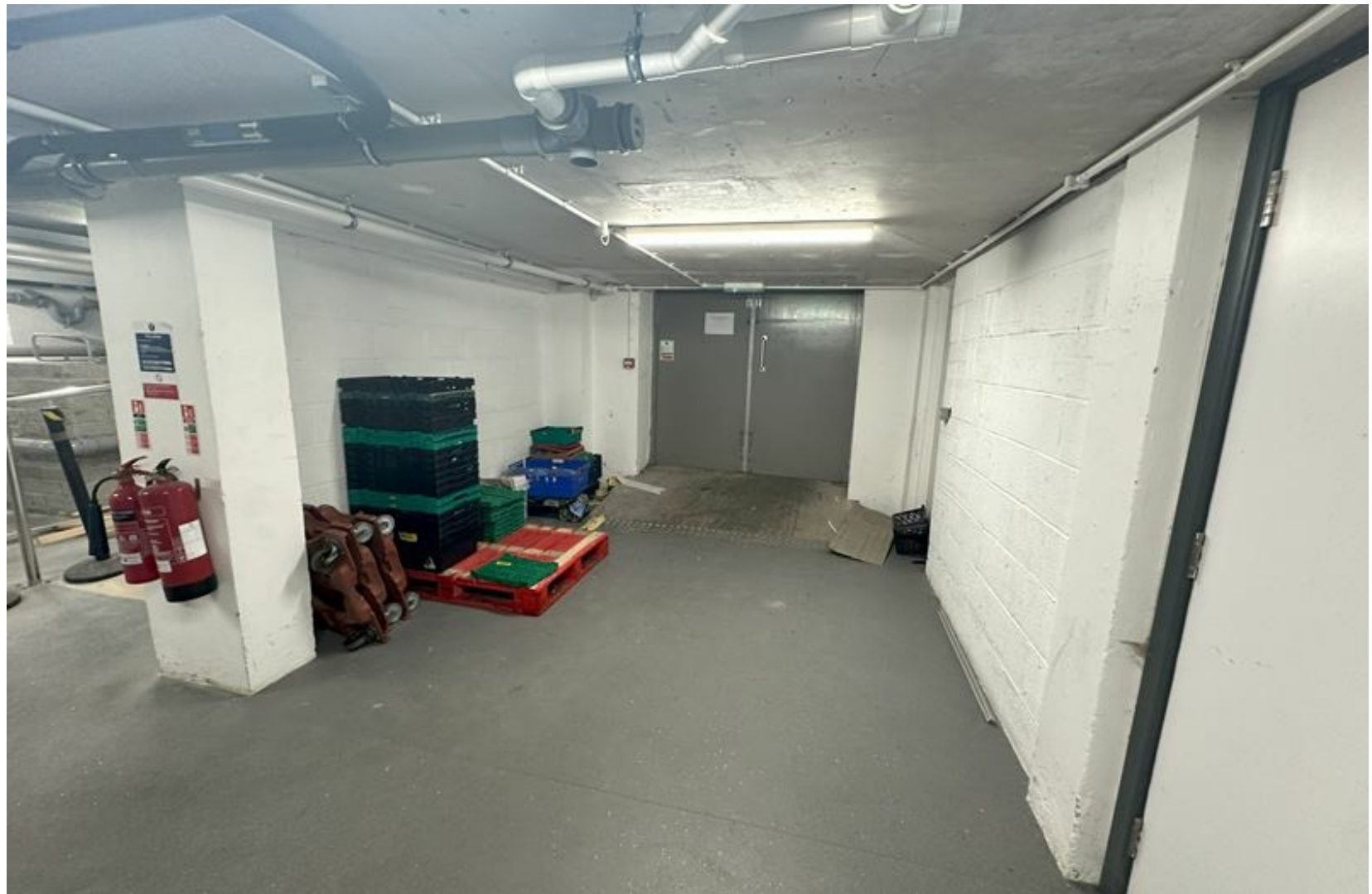
The premises are available from Q1 2024











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## 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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