

15 The Bridge LET

15 The Bridge, St Sampson, Guernsey

Prime Pitch on The Bridge

£32,500 per annum



Location

Prominent Position

—

Frontage

Large Windows

—

Floor Plan

Regular Shape

—

Ancillary

Storage

—

Available

Immediately

—

Occupying a prominent position, 15 The Bridge offers well presented retail accommodation together with ample storage. A sale of the property will also be considered.

LOCATION

15 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, these 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.



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 which has been fitted with LED tube lighting, wood effect flooring and wall mounted electrical heaters suspended ceilings. The retail trading elements are offered in a well presented condition.

To the rear of the ground floor is some ancillary storage accommodation and there is additional storage at lower ground level which also has an access to a roadway at the rear which is ideal for the delivery of goods.

On the first floor is a staff room and WC.

ACCOMMODATION

The premises provides approximately 2,764 sq ft of retail accommodation. This comprises the following:

Description	Floor	Area (sq ft)
Retail	Ground	1,112
Storage	Ground	216
Storage	Lower Ground	1,327
Staff room	Ground	109
Total		2,764

TENURE

Leasehold.

The premises is available to rent by way of a new lease direct with the landlord.

The owner will also consider a sale of the freehold interest. The freehold includes a flat, which is situated on the first and second floors and has separate access from the rear of the property. There is also an industrial storage unit to the rear.

RENT

The retail premises is available to rent for £32,500 per annum.

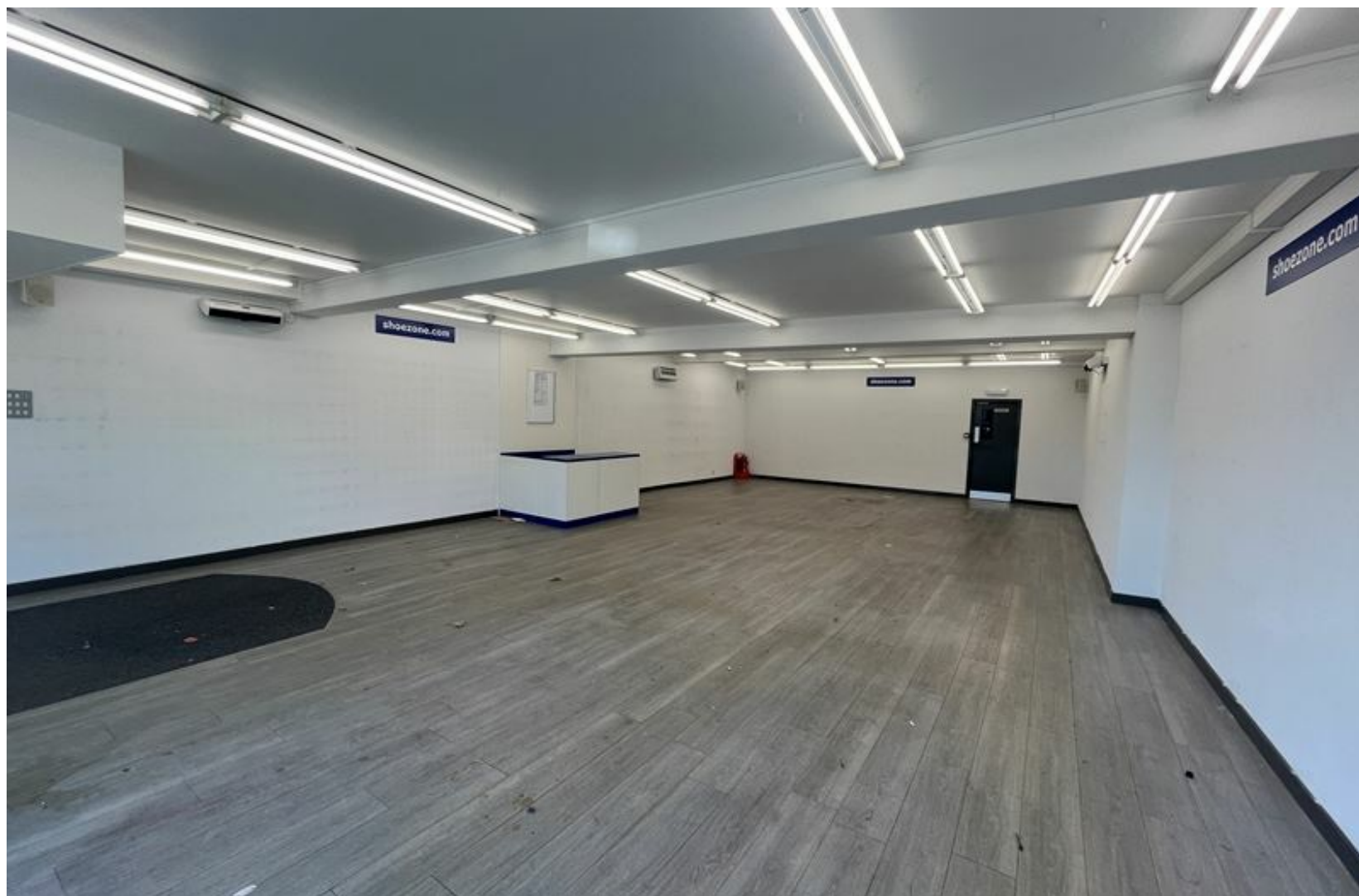
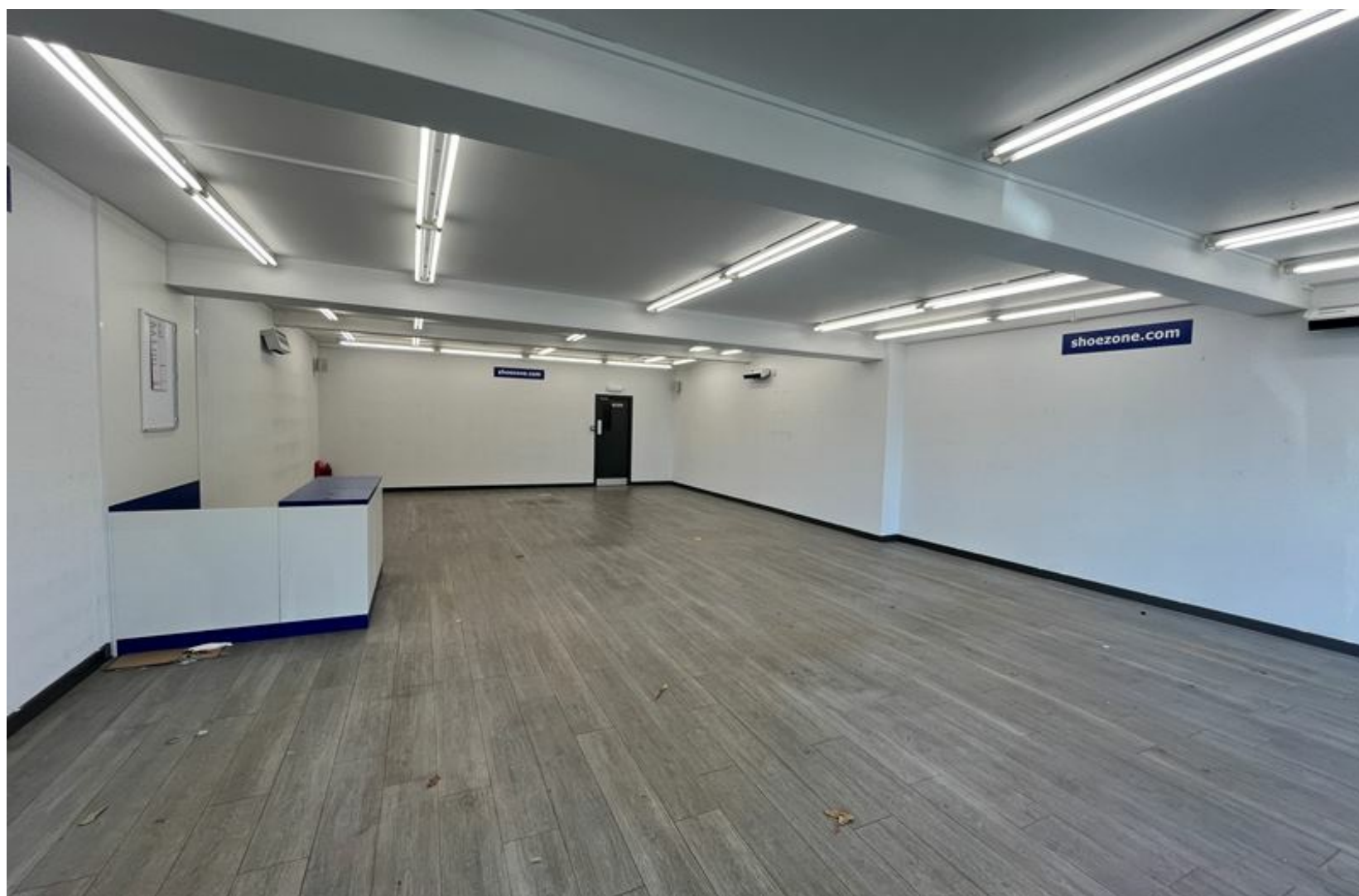
LEGALS

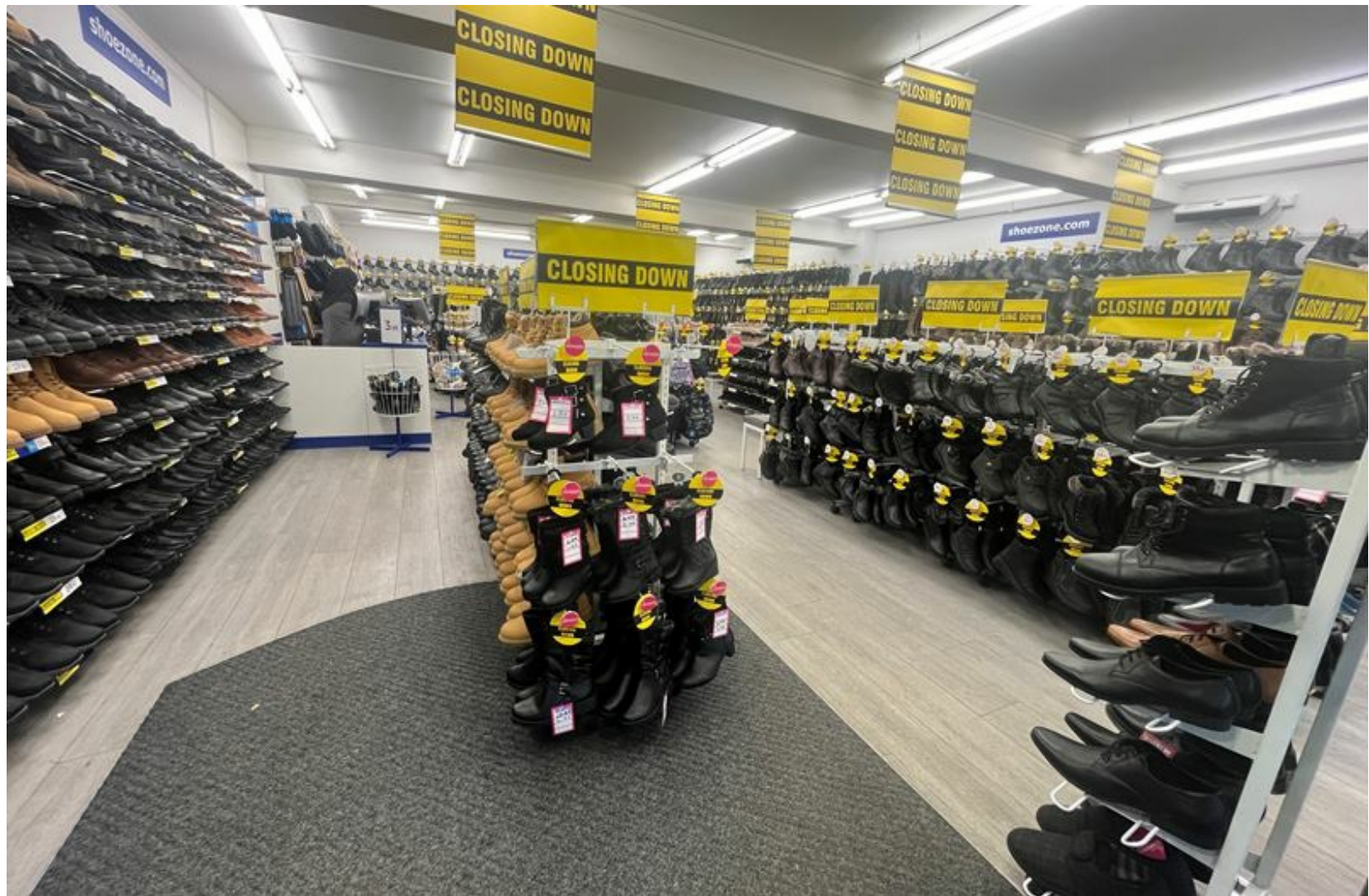
All terms are subject to contract.

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

AVAILABILITY

The property is available to rent immediately.





Our Services

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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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