15 The Bridge

15 The Bridge, St Sampson, Guernsey

Prime Pitch on The Bridge

Price Upon Application



Total Space
2,764 Sq Ft

Location
Prominent Position

Suitable for
Investment

Frontage
Large Windows

Includes
Independent Flat

Available to Buy
Immediately

Occupying a prominent position, 15 The Bridge offers well presented retail accommodation together with ample storage, a flat and a self-contained storage unit. A lease on the retail accommodation will also be considered.

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LOCATION

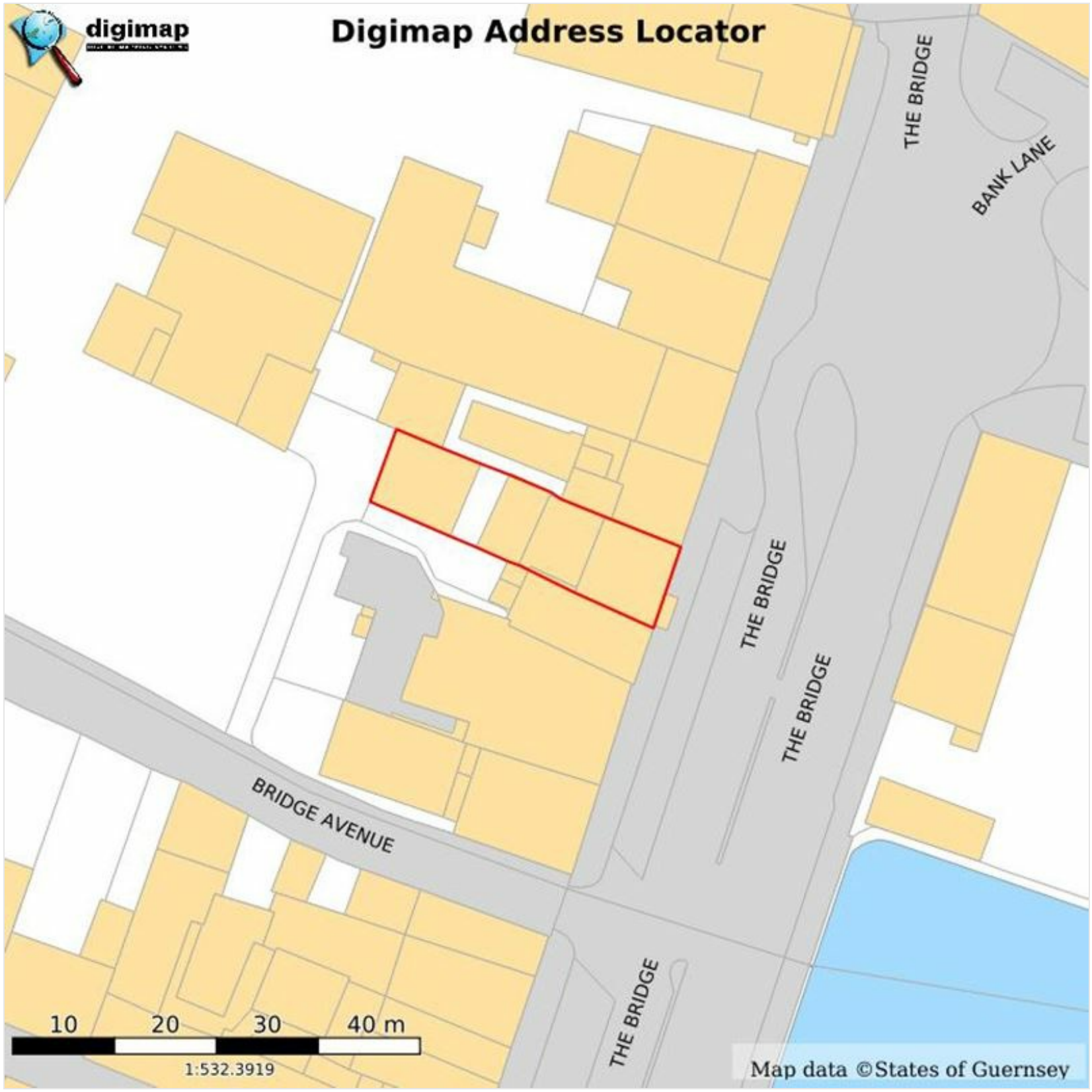
15 The Bridge is situated in the parish of St Sampson, in the heart of Guernsey's second main retail centre. Being positioned along the main pitch, it benefits from a good provision of onstreet parking immediately outside.

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.

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DESCRIPTION

The available property 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 additional storage is provided at lower ground level which has an access to a roadway at the rear which is ideal for the delivery of goods.

The retail unit has a staff room and WC on the first floor.

On the first and second floors is a residential flat which which is currently tenanted and has a shared entrance at the rear of the property.

There is also a self-contained and detached storage unit to the rear which provides approximately 1,150 sq ft of accommodation arranged over ground and first floors. This building can also form part of any sale.

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**

There is also a residential apartment on the first and second floor of the building and a self-contained storage unit at the rear which provides approximately 1,150 sq ft arrange over two floors.

TENURE

Freehold.
The property is available to purchase.

TENANCY

The retail unit is currently subject to a lease with BKS Ltd trading as Beakers for a term to 31 May 2033 with a tenant only break on 29 September 2031. The rent is currently £29,000 per annum. The upstairs flat is also fully tenanted.

PRICE

The price for the property is available upon application.

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.

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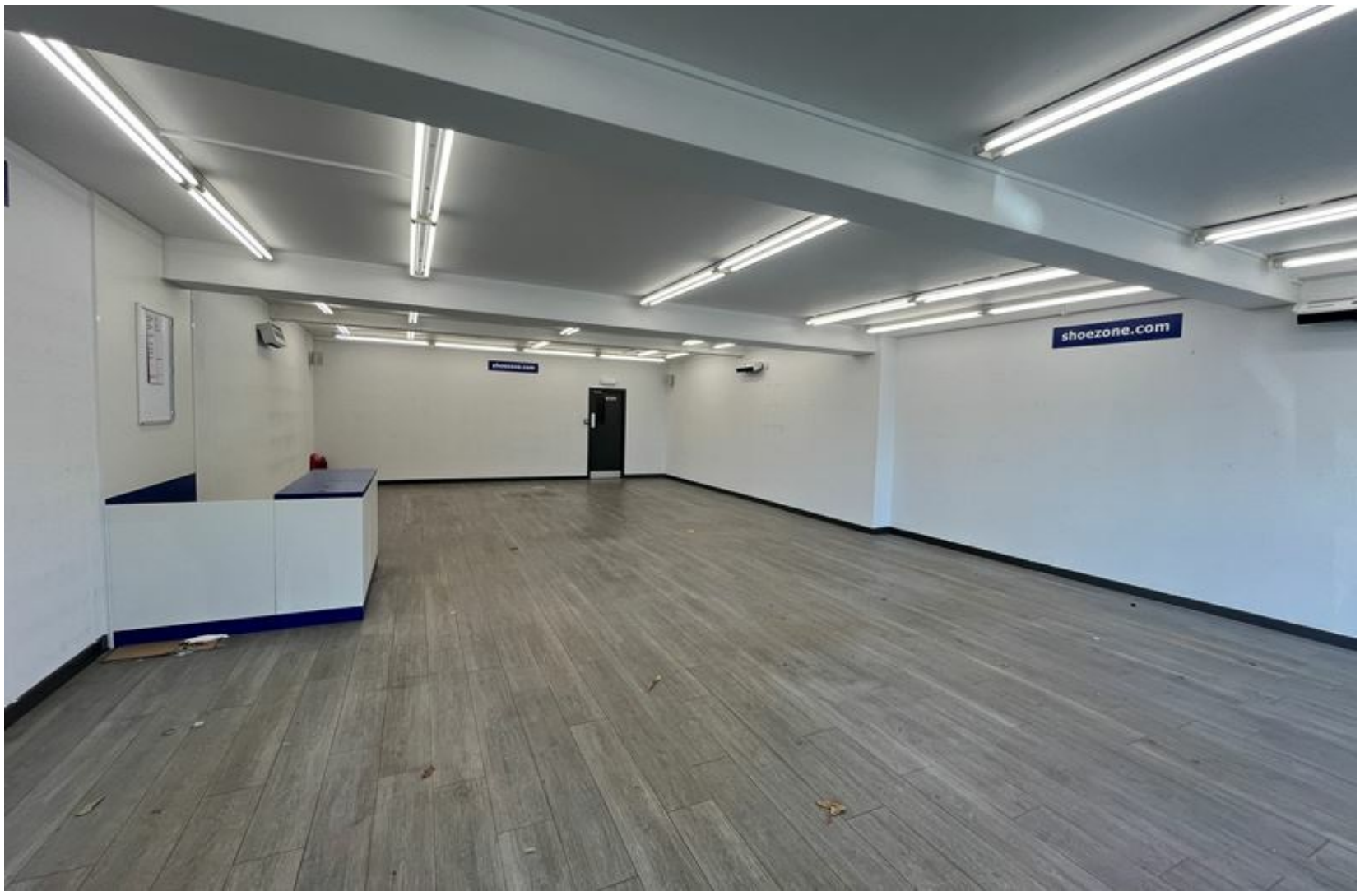
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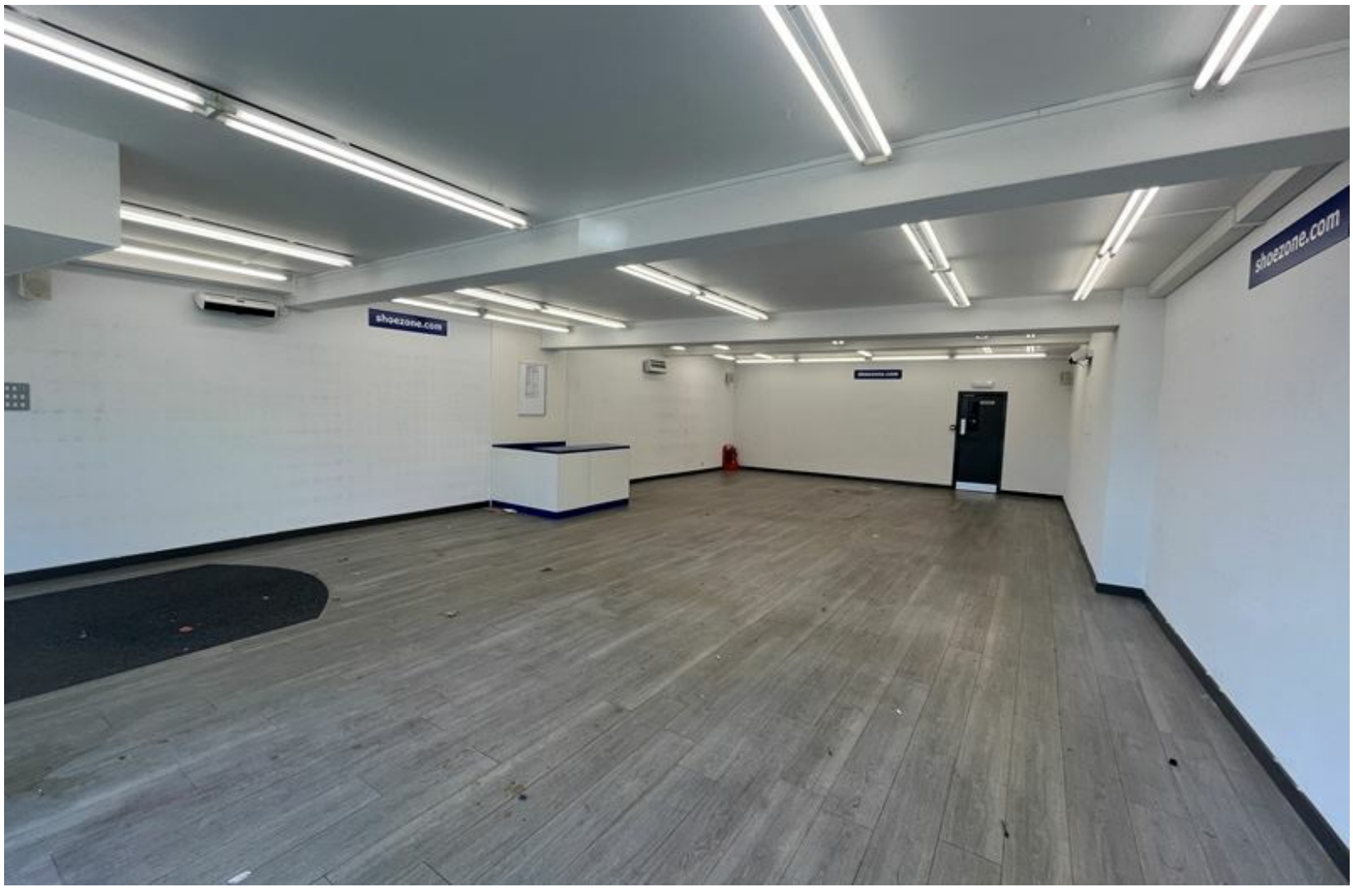
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SALE SOLE AGENCY | RETAIL





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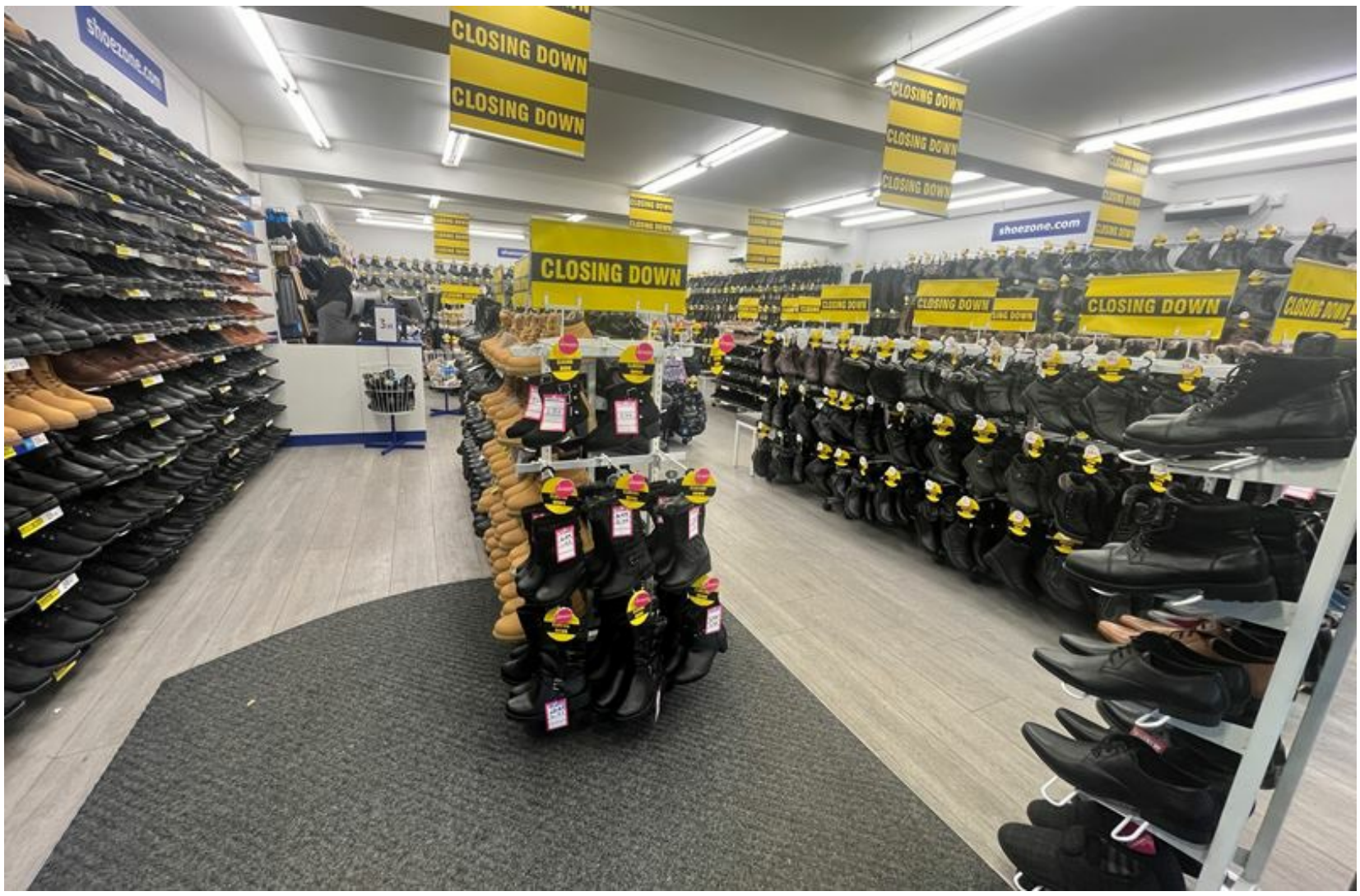
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Our Services

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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