

# 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  
**A range of Uses**

Frontage  
**Large Windows**

Ancillary  
**Storage**

Available  
**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.

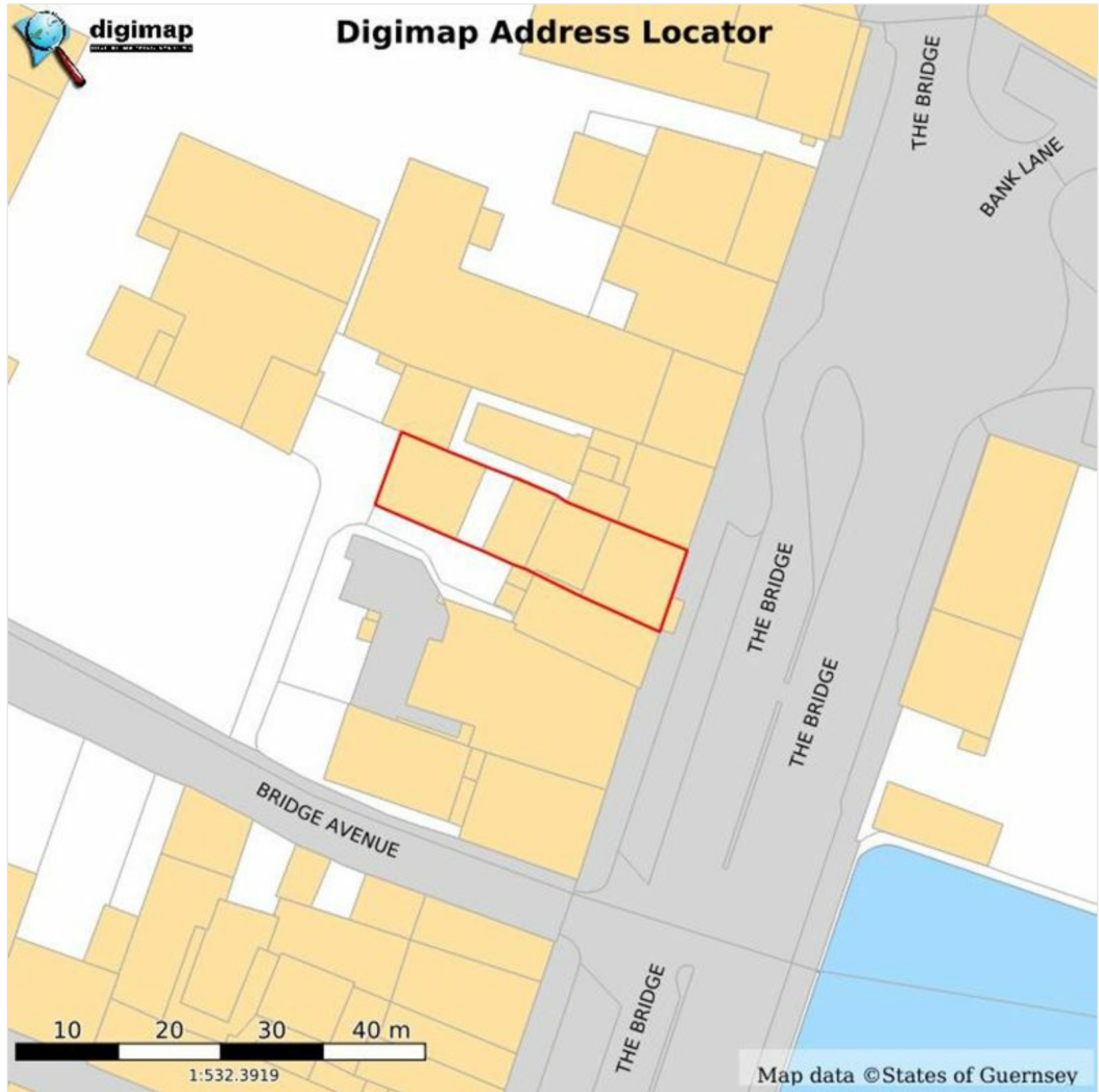
## LOCATION

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 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          |
| <b>Total</b> |              | <b>2,764</b> |

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.

The owner will also consider a leasehold on the retail premises.

## **PRICE**

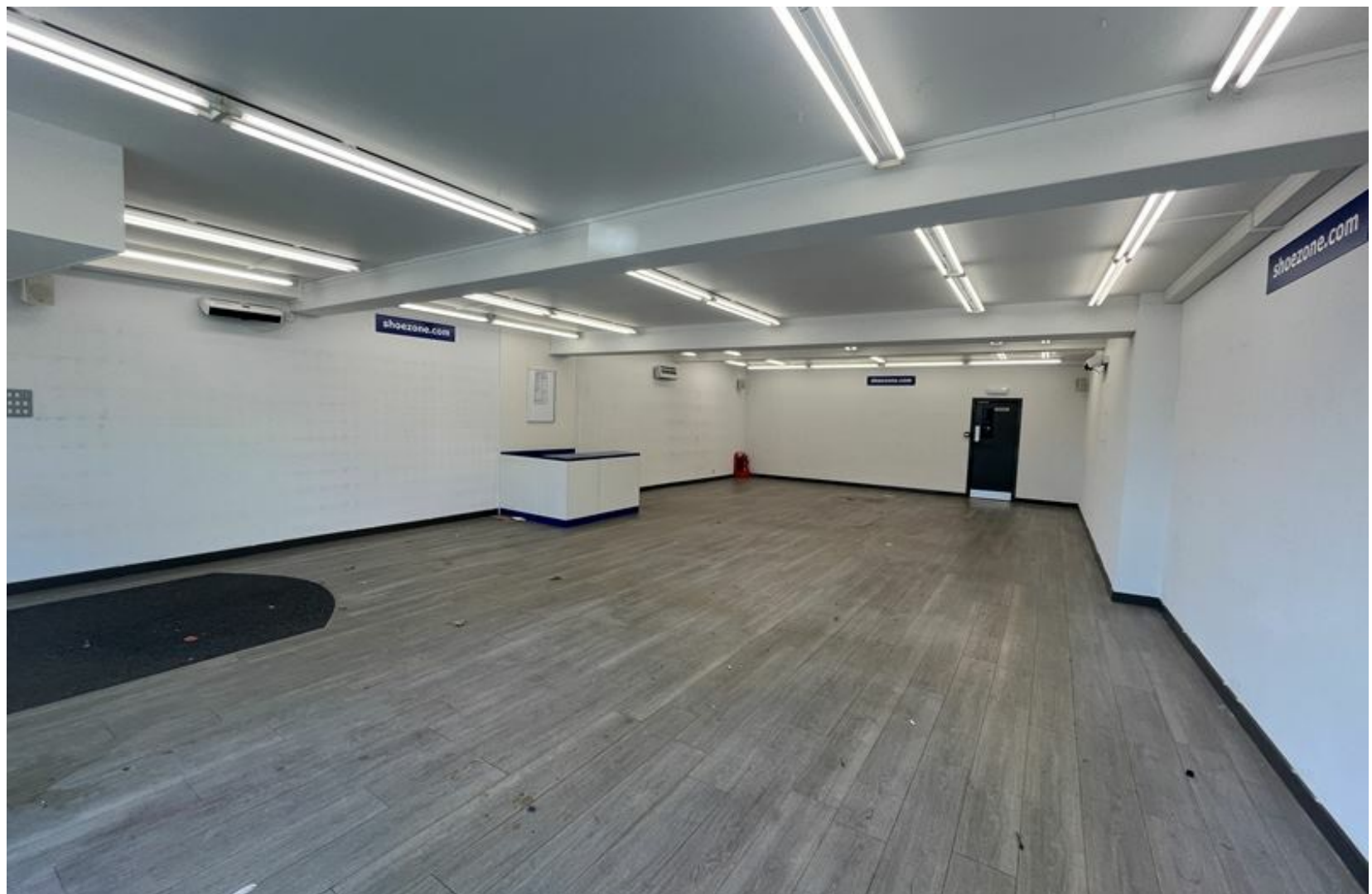
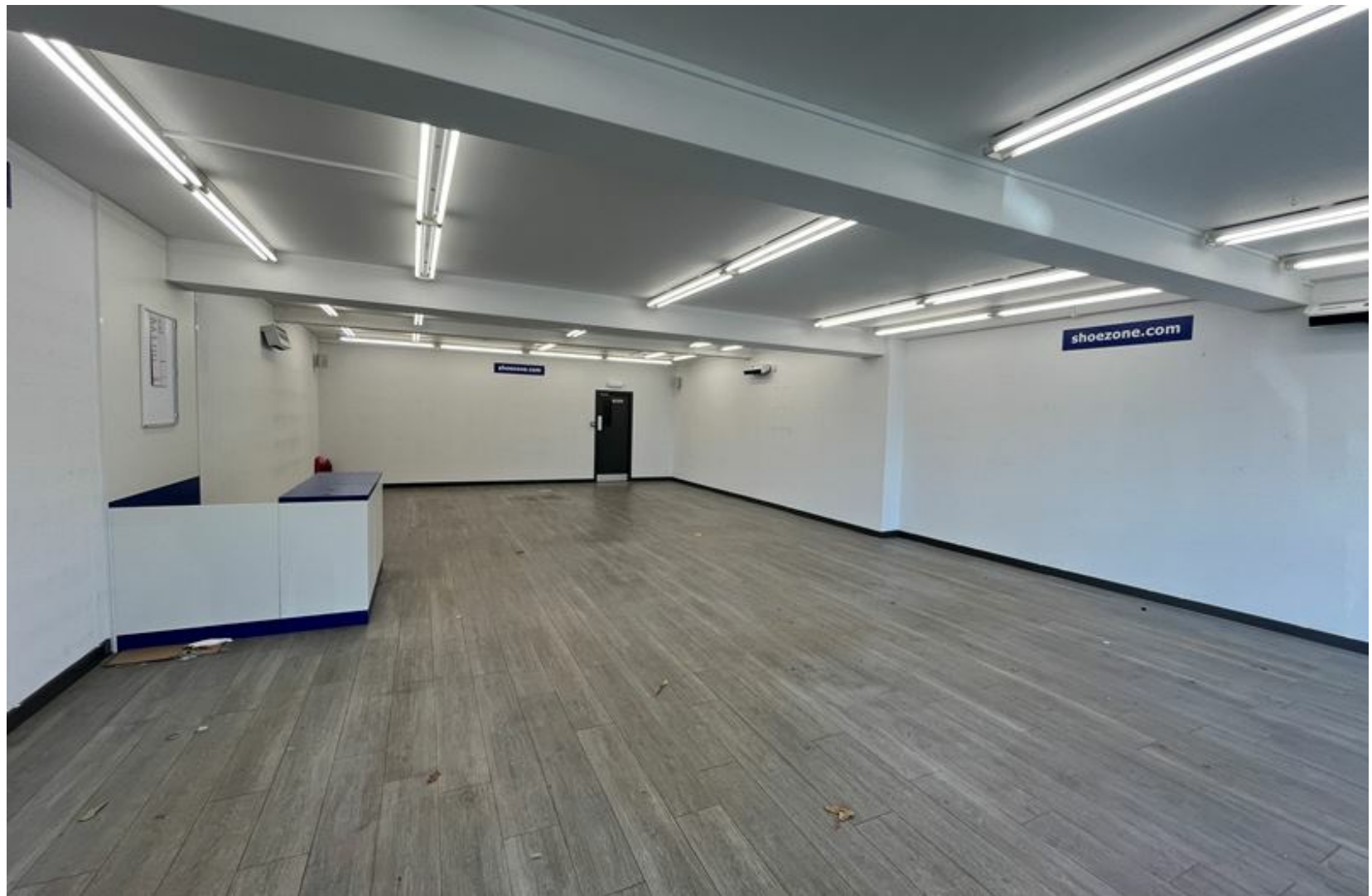
The price for the property is available upon application.

## **LEGALS**

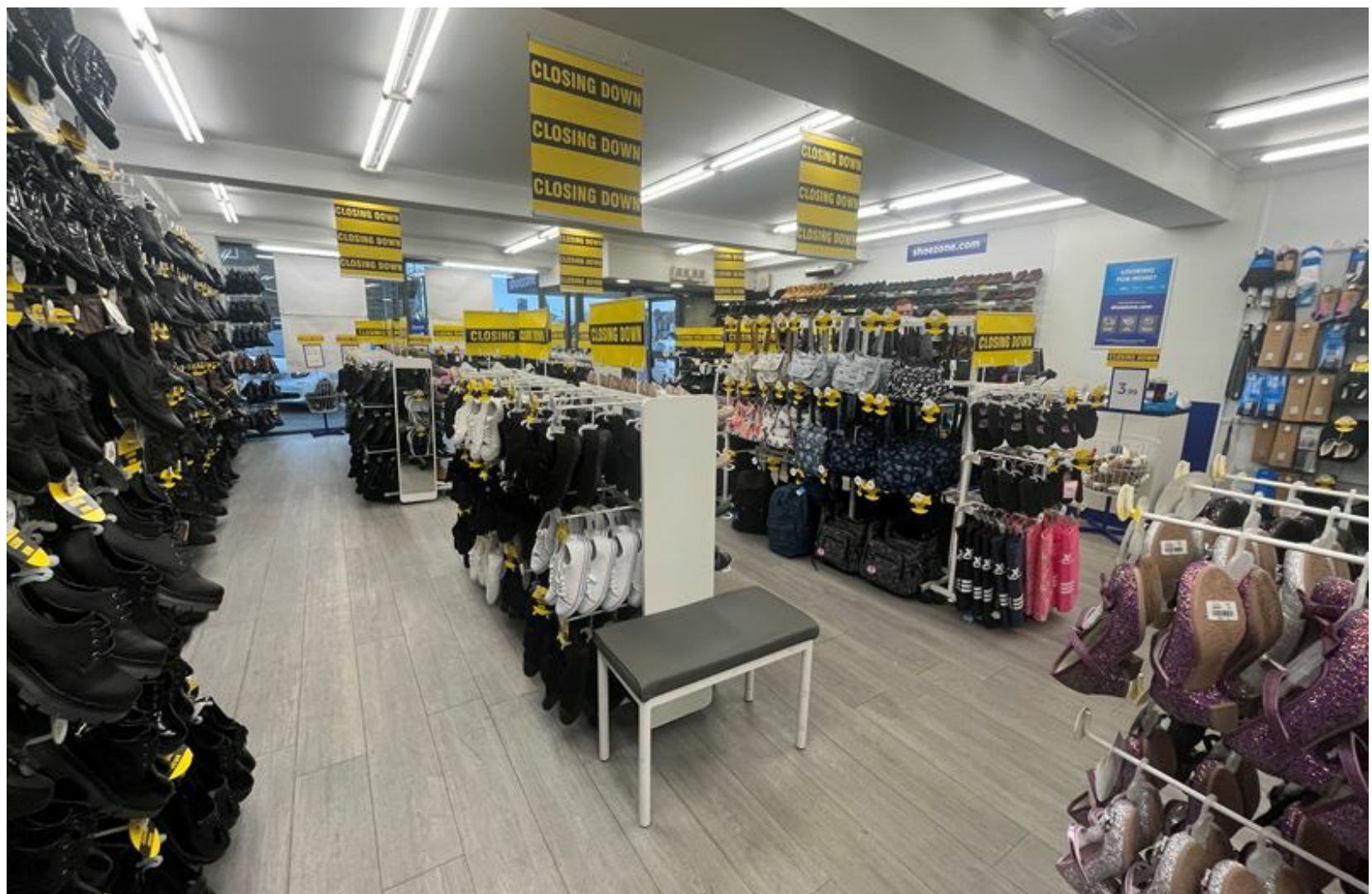
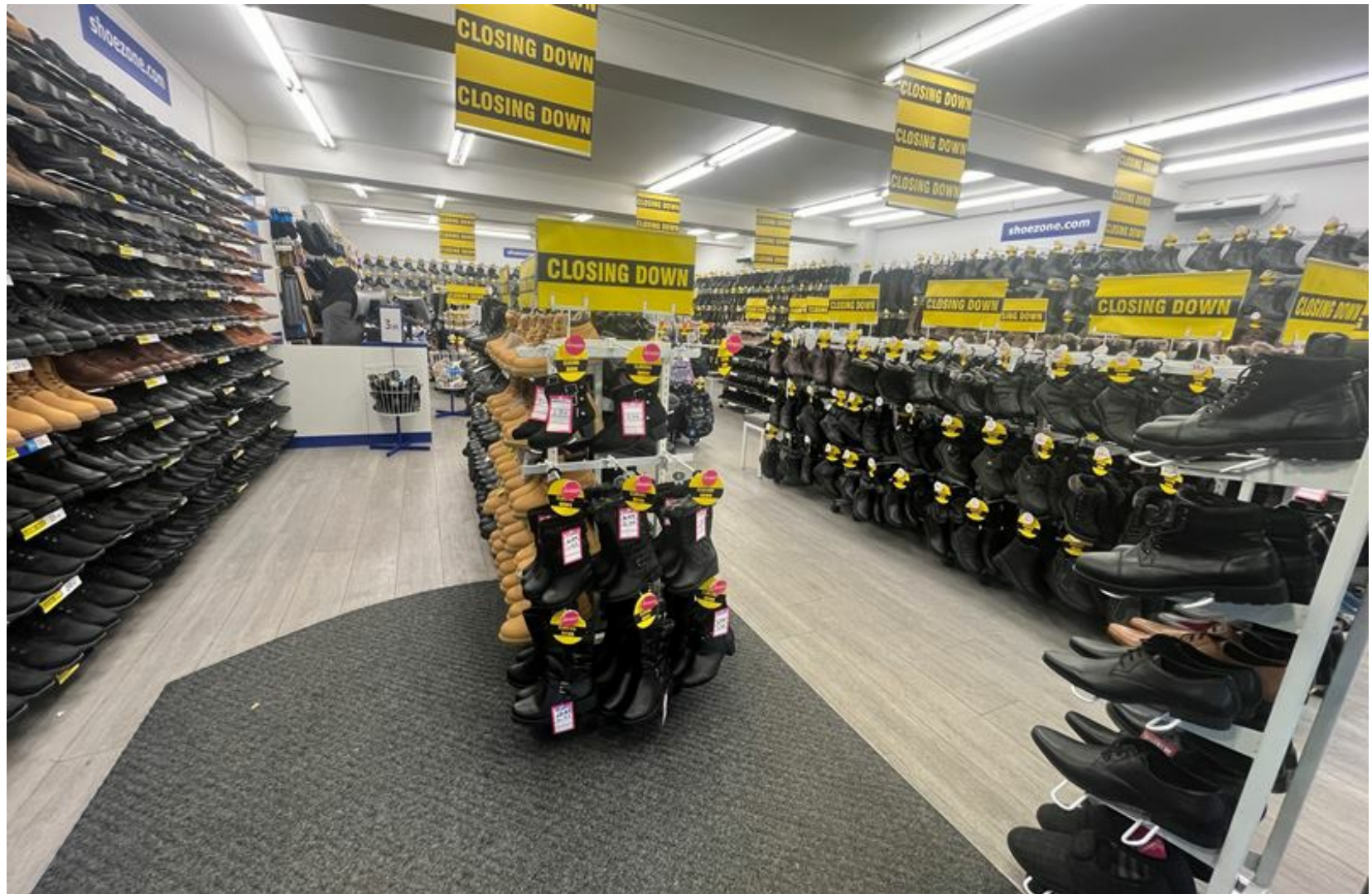
All terms are subject to contract.  
Each party shall bear their own legal costs in connection with this transaction.

## **AVAILABILITY**

The property is available to rent immediately.









## Our Services

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#### FURTHER INFORMATION & VIEWING

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