

39/41 High Street

39-41 High Street, St Peter Port

Prime retail unit

£65,000 per annum



Total Space
1,718 Sq Ft

Prime Pitch
Central Retail Area

Specification
Well Presented

Layout
Retail on 2 Floors

Frontage
Large Windows

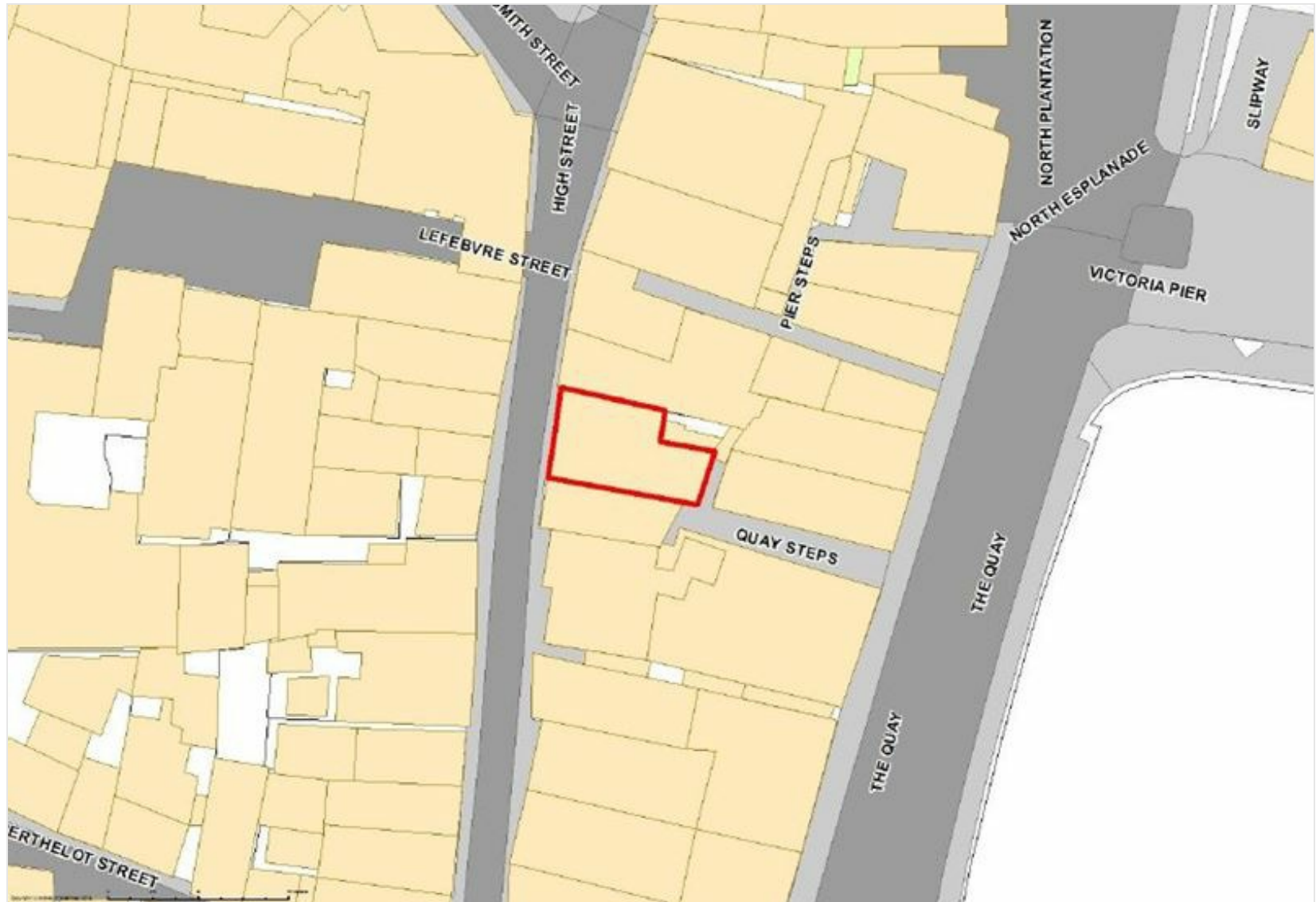
Available
Immediately

39/41 High Street is a prime retail unit in the heart of St Peter Port. It occupies a prominent position with excellent window frontage and is arranged over two levels.

LOCATION

39/41 High Street occupies a prime pitch on St Peter Port's High Street. It is centrally located within a pedestrianised part of Guernsey's main town centre with good levels of footfall.

Neighbouring retailers include Schuh, Monsoon, Accessorize, Boots, Clinton Cards, Holland and Barrett, White Stuff, Crew Clothing, Claire's Accessories as well as many other well known national and local retailers.



DESCRIPTION

The premises is accessed directly from the High Street and benefits from a large window frontage.

It is arranged over ground and lower ground floors, with the majority of accommodation offering trading potential. The main trading areas are well presented and are fitted with wood effect flooring, a mixture of fixed and ceiling mounted directional spotlights, heating and chilling units and fitting rooms on the lower level. Ancillary accommodation such as an office, kitchenette, WC facilities and storage rooms are located on the lower ground floor.

The two floors are connected by way of an internal staircase.

In addition to the main entrance on the High Street, there is a rear entrance leading from the Quay. This could be utilised for deliveries and / or as a staff entrance.

ACCOMODATION

The premises provides approximately 1,718 sq ft of accommodation. This is arranged as follows:

Floor	Area (sq ft)
Ground	923
Lower Ground	795
Total	1,718

TENURE

Leasehold.

The premises is available to rent by way of a new lease direct with the landlord. All other terms are available upon request.

RENT

The rent for the premises is £65,000 per annum.

In addition to the rent, the tenant will be responsible for paying the service charge, Tax on Real Property, parish rates, building insurance and utilities.

AVAILABILITY

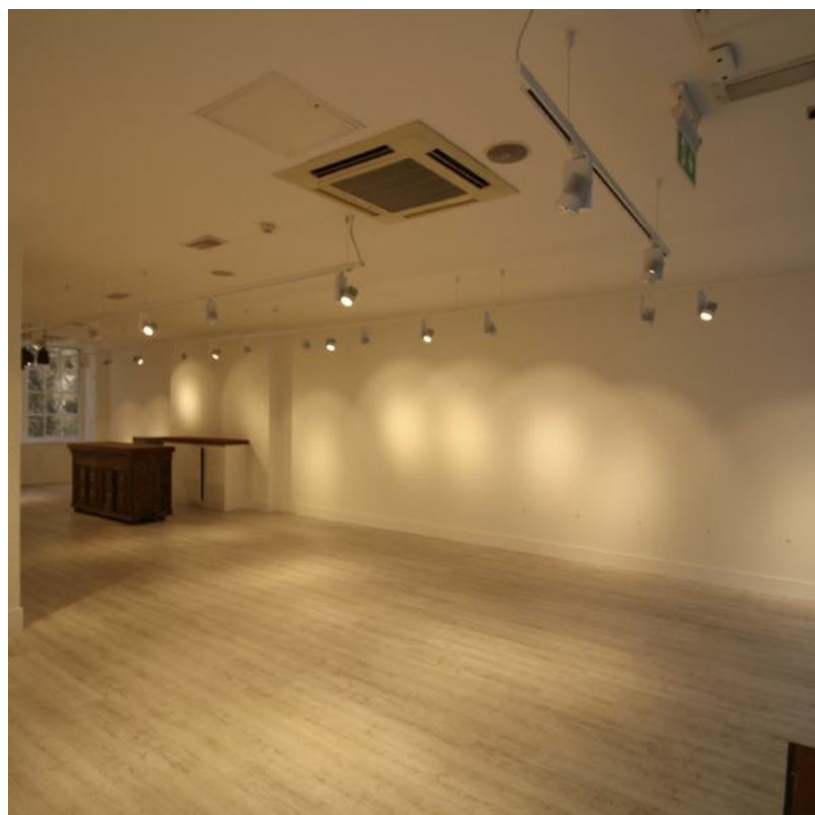
The property is available to rent immediately.

LEGALS

All terms are subject to contract.

Each party shall bear their own legals 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.



Building Consultancy

Our Building Consultancy Team offers a broad range of building surveying services, including project management, defect analysis, dilapidations and interior fit outs on all property types.

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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