

39/41 High Street LET

39-41 High Street, St Peter Port, Guernsey

Prime retail unit

£65,000 per annum



Prime Pitch

Central Retail Area

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Frontage

Large Windows

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Specification

Well Presented

—

Available

Immediately

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Layout

Retail on 2 Floors

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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.

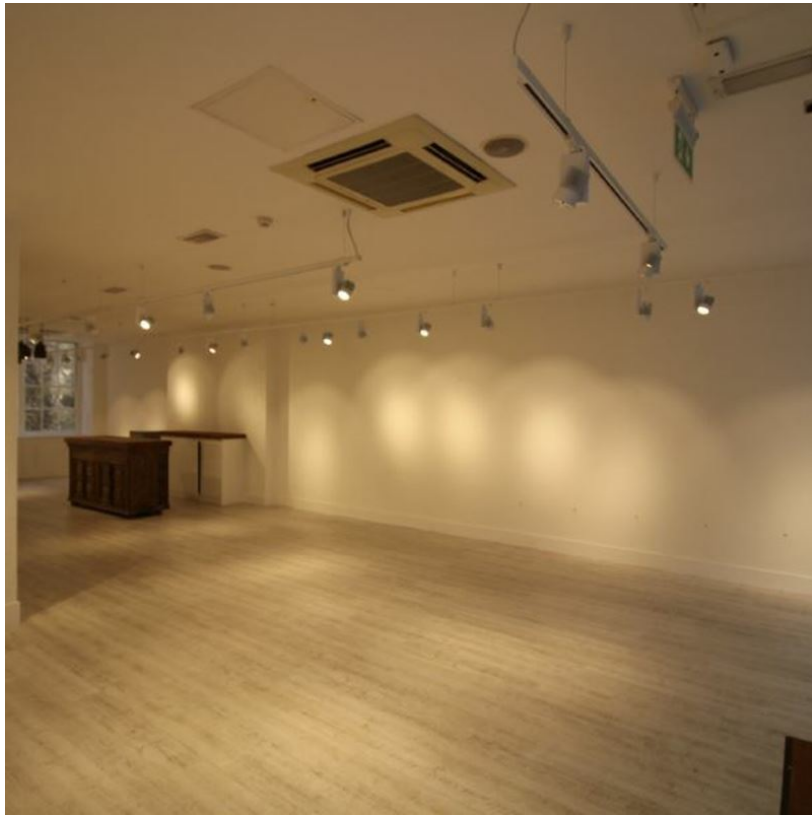
AVAILABILITY

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

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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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