

Nil Desperandum, New Road, St Sampson

New Road, St Sampson, Guernsey

Office/Retail Unit

£15,500 per annum



Total Space
287 Sq Ft

Frontage
Large Windows

Specification
Fully Fitted Office

Footfall
High Levels

Rent
£15,500 per annum

Available
Immediately

A well-positioned office/retail unit just off The Bridge, St Sampson. Offering well-presented accommodation, it enjoys a large window frontage and high levels of passing trade.

LOCATION

The available premises is situated in the parish of St Sampson, in the heart of Guernsey's second main retail centre. Being positioned along New Road, it benefits from a good provision of onstreet parking immediately outside and it is in the immediate vicinity of The Bridge and the main parade of shops.

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.

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.

Other occupiers in the vicinity include the Co-op, Costa Coffee, Books, Lloyds Bank, HSBC Bank and a number of independent retailers.



DESCRIPTION

The premises is predominantly arranged over a single floor and is accessed directly off New Road.

It is fitted with wood flooring, a mixture of LED and fluorescent light panels, power points and wall mounted electric heaters. The premises has large windows which provides an occupier the opportunity to display goods and/or corporate branding.

At the rear, within the communal stairwell and lobby, there is a tea point and on the first floor is a WC.

At present, there are display panels and units designed for an estate agency basis. However, alternative uses will be considered, including retail.

ACCOMMODATION

The premises provides approximately 287 sq ft of accommodation.

TENURE

Leasehold.

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

RENT

The premises is available to rent for £15,500 per annum.

AVAILABILITY

The premises is available to rent immediately.

LEGALS

All terms are subject to contract.

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





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FURTHER
INFORMATION
& VIEWING

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