

# New Road, St Sampson

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## Office/Retail Unit

Rent Upon Application



Total Space Frontage Specification

287 Sq Ft Large Windows Fully Fitted Office

Footfall Rent Available

High Levels Upon Application 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**

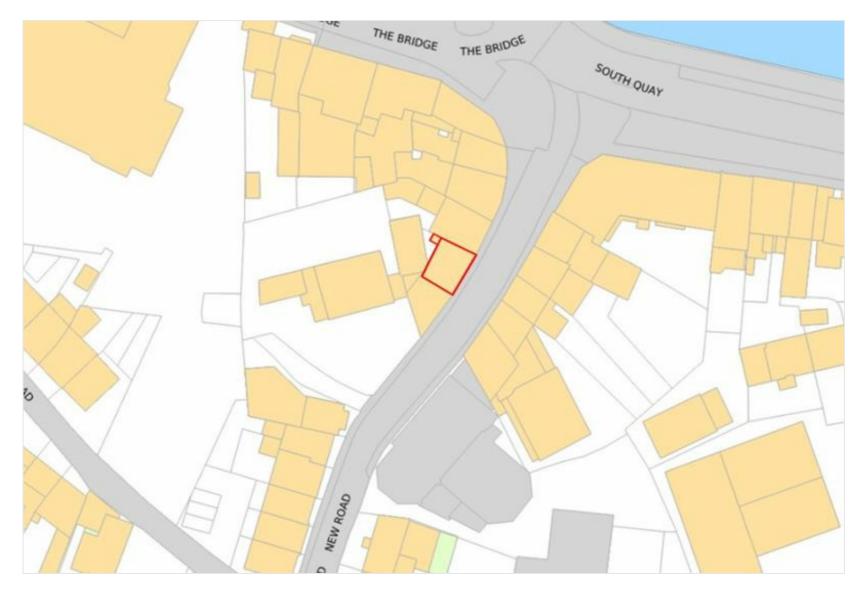
The available premises is situated in the parish of St Sampson, in the heart of Guernsey's second main retail centre. Being positioned along New Road, it benefits from a good provision of onstreet parking immediately outside and it is in the immediate vicinity of The Bridge and the main parade of shops.

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.



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#### **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 rent for the premises is available upon application.

#### **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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## **Lease Consultancy**

Our Lease Consultancy Department includes an expert team to deal with all manner of landlord and tenant matters.

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