

# The Trinity Square Centre

Trinity Square, St Peter Port, Guernsey

## Retail Unit



Total Space  
**604 Sq Ft**

Location  
**Prominent**

Return Frontage  
**Roadside**

Terms  
**Flexible**

Available  
**Summer 2024**

Rent  
**Upon Application**

This self contained retail unit is located on the ground floor of the Trinity Square Centre. It is therefore located in the Old Quarter, a short walk from St Peter Port's central business and retail districts.

## LOCATION

The premises forms part of The Trinity Square Centre in Trinity Square, St Peter Port. It is therefore located in the Old Quarter, a short distance from the Guernsey Market Buildings, the High Street and central business district of St Peter Port.

Given its proximity to the centre of St Peter Port and the amenities it has to offer, the area has become an established location for commercial occupiers. They include The States of Guernsey, Guernsey Finance and Moore Stephens.



## DESCRIPTION

The Trinity Square Centre is a mixed use site comprising a restaurant, retail unit, residential apartment and offices.

The available premises is a self contained retail unit located on the ground floor of the building which has the benefit of a return frontage along Trinity Square (measuring 2.8m wide by 2.4m high) and Upper Mansell Street (2.9m wide by 2.1m high).

There are two entrance / egress points serving the unit; one which forms the corner of the premises and leads directly from Trinity Square. The other is via a communal passage way shared with the restaurant and offices. The unit therefore benefits from an additional frontage in the passage way which is glazed and provides further opportunities for corporate branding or the display of goods. It measures 8.7m wide by 1.6m high.

The unit has the benefit of its own dedicated WC.

## ACCOMMODATION

The premises provides approximately 604 sq ft of accommodation.

## TENURE

Leasehold.

The premises is available by way of a new lease direct with the landlord.

## RENT

The rent for the premises is available upon application.

In addition to the rent, the tenant shall be responsible for the tax on real property, service charge, 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 legal 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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