

La Trelade Hotel

Forest Road, St Martin

Leisure/Storage Premises

Flexible Terms Available



Total Space
8,507 Sq Ft

Function Room
2,612 Sq Ft

Gym
2,523 Sq Ft

Pool Area
3,372 Sq Ft

Use
All Uses Considered As a Whole / Part

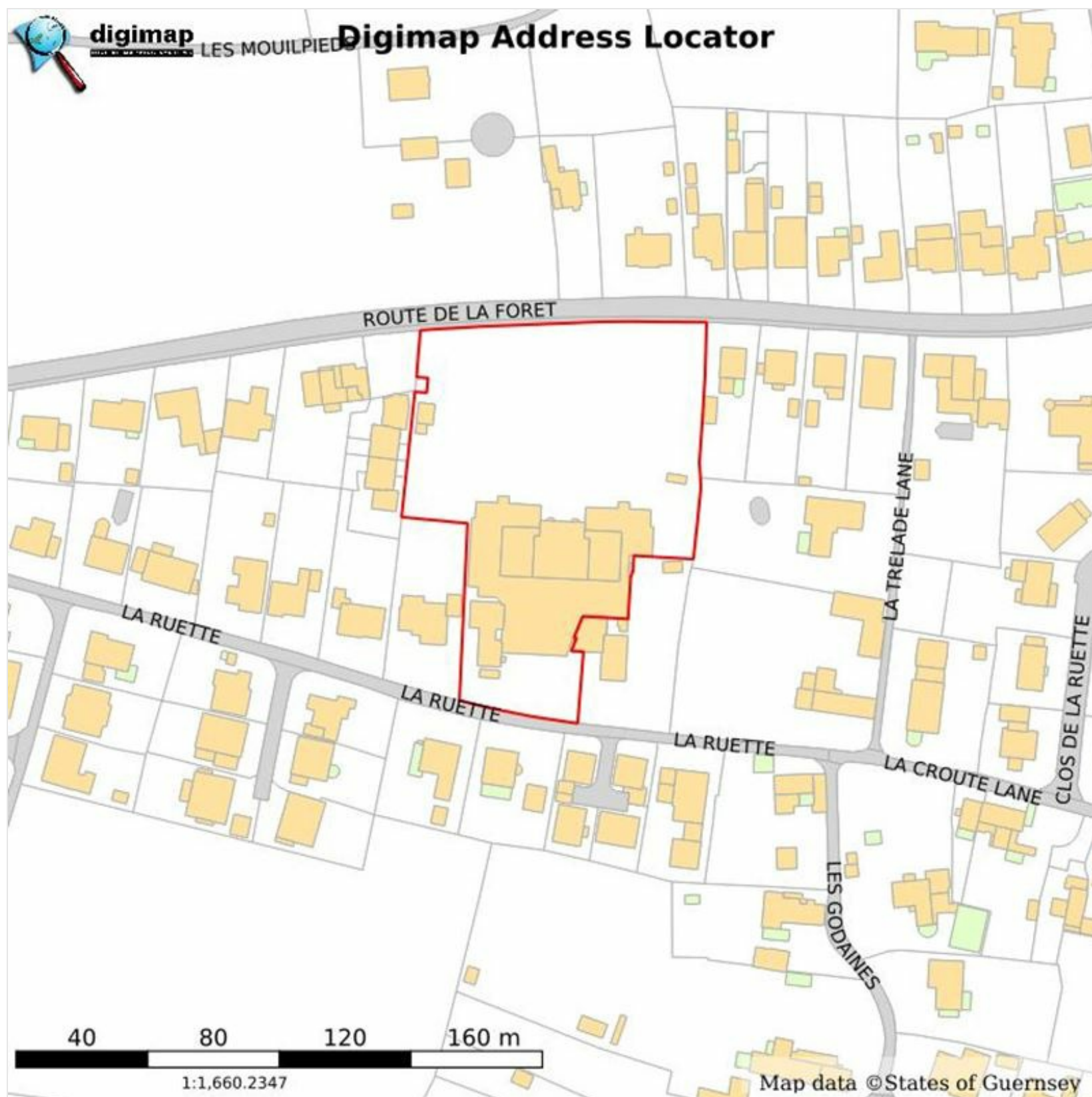
Available

Sitting within La Trelade Hotel is a former gym, function room and indoor swimming pool area. As these no longer form part of the hotel, they are available to rent either as a whole or on a part basis.

LOCATION

The available premises form part of an out of town hotel known as La Trelade, which is located in the eastern part of a parish known as St Martin in the island of Guernsey, close to the border of Forest.

It is therefore conveniently located between the St Martin and Forest Local Centres and is approximately 2km from Guernsey's airport.



DESCRIPTION

Sitting within La Trelade Hotel is a former gym, function room and indoor swimming pool area. As these no longer form part of the hotel, they are available to rent either as a whole or on a part basis.

Although previously used for leisure, subject to the relevant consents being obtained, alternative uses will be considered. This includes storage.

The gym has a self-contained entrance adjacent to the hotel and is currently fitted with a reception area, male and female changing rooms, showers, sauna, steam room and a gym area.

Linked to the gym by way of a communal corridor is an indoor 13 meter swimming pool and function room. The function room has been fitted with a sprung maple dance floor.

The swimming pool can also be accessed from the rear of the property whilst entry to the function room is either by way of the gym or swimming pool.

CAR PARKING

Whilst there is no allocated onsite car parking, the site has a large car park which is shared with the hotel. This can be utilised by the tenants on a first come first served basis.

ACCOMMODATION

The premises offers 8,507 sq ft of accommodation in total. This is arranged as follows:

Description	Area (sq ft)
Pool area	3,372
Function room	2,612
Gym	2,523
Total	8,507

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.

Flexible terms will be considered.

AVAILABILITY

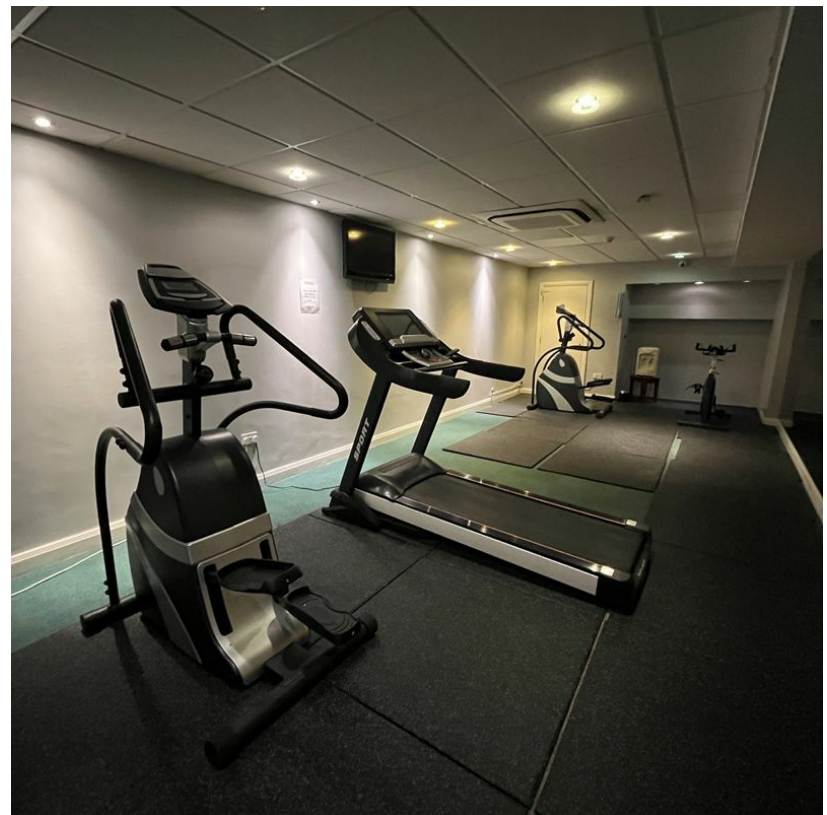
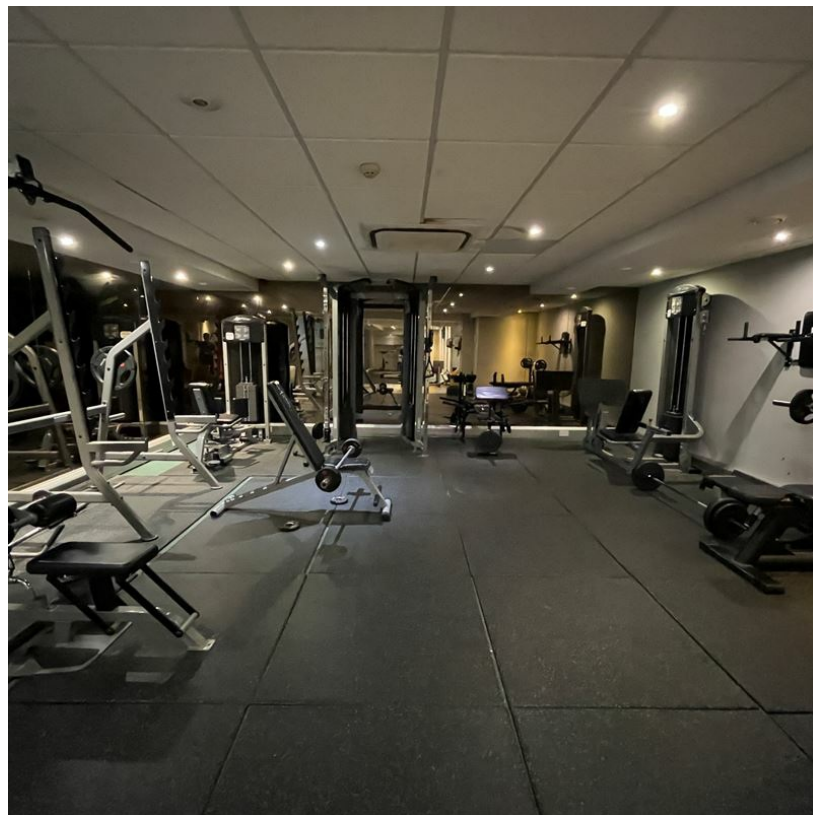
The premises are available to rent immediately.

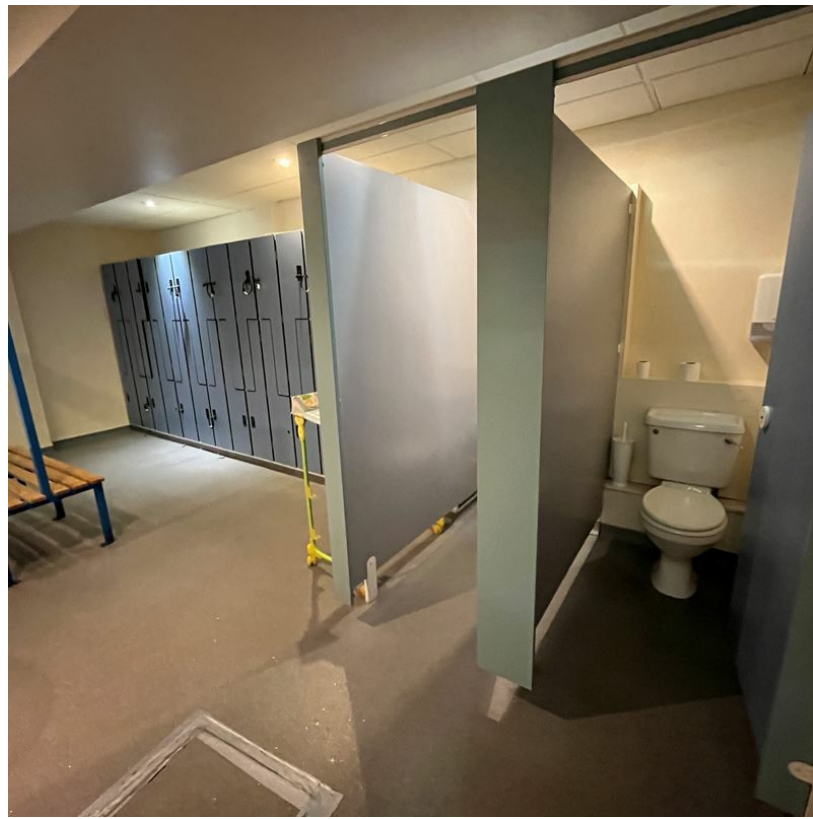
LEGALS

Each party is responsible for its own costs.
All terms are subject to contract.









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

Wing Lai

MRICS | RICS Registered Valuer
T: 01481 740071 M: 07781 412578
E: wing.lai@watts.property

Joanna Watts

MA Cantab MRICS | RICS Registered Valuer
T: 01481 740071 M: 07781 130686
E: jo.watts@watts.property

Every care is taken in the preparation of these particulars, however, Watts Property Consultants Ltd nor its agents nor the vendor are responsible for any errors, omissions or mis-statements contained within them. They do not constitute an offer or contract and no employee of Watts & Co Ltd has the authority to make or give any representation, or warranty in relation to this property. Prospective purchasers and/or tenants should conduct their own investigation before making any agreement to purchase or lease this property. Measurements are given for guidance purposes only and are approximate.