

Trinity Court

Ground Floor, Trinity Court, Rue de Pre, St Peter Port

Fitted Kitchen/Retail

£15,000 per annum



Total Space
1,153 Sq Ft

Frontage
Large Windows

Passing Trade
High Levels

Specification
Fully Fitted

Inventory
Available on Request

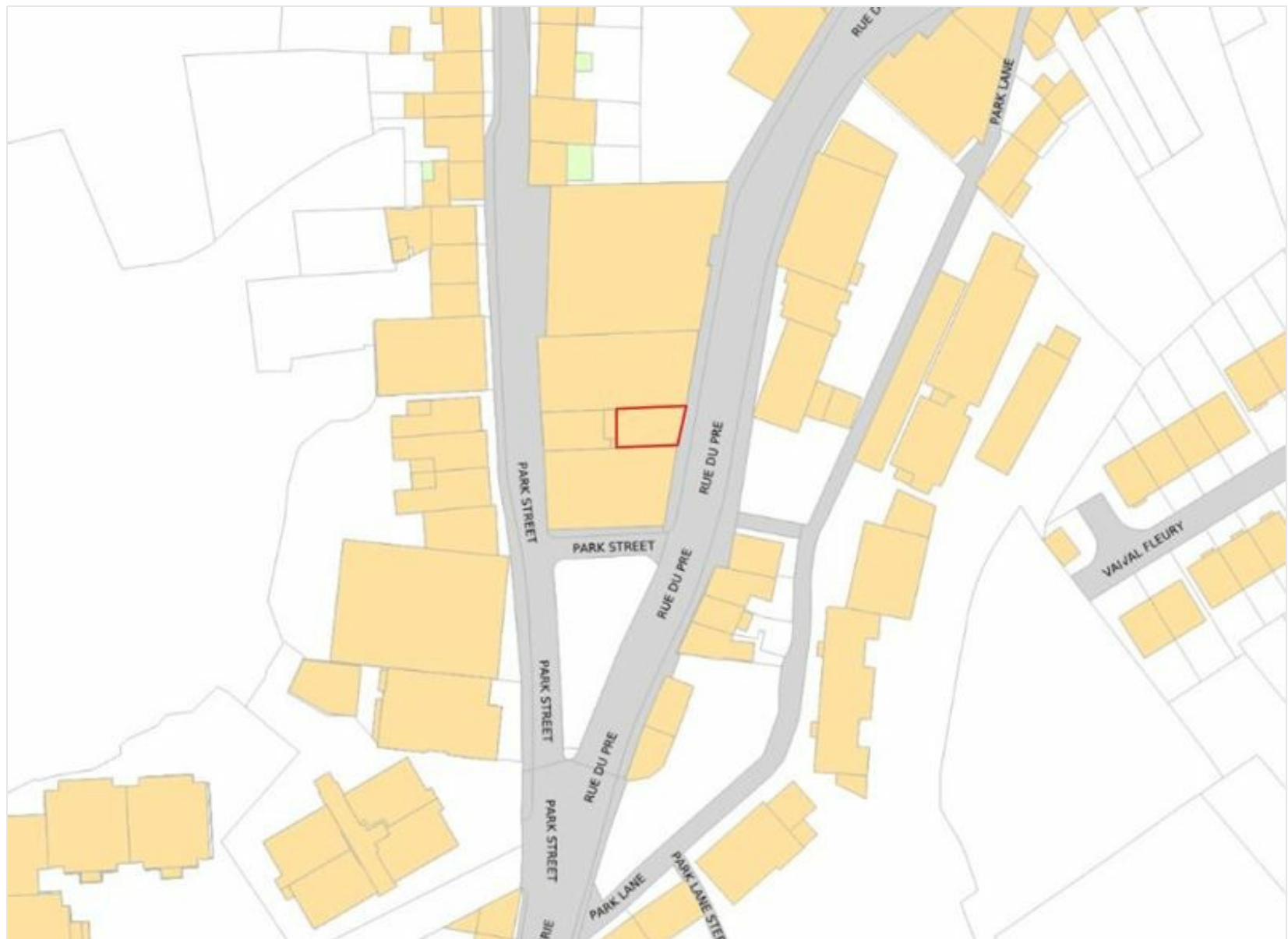
Available
Immediately

Trinity Court is a retail premises fully fitted as a sandwich retail outlet. It is offered in a move-in condition, ready for a tenant to commence trading immediately.

LOCATION

Trinity Court is situated on Rue du Pre, St Peter Port, Guernsey, approximately 500m to the south west of St Peter Port's town centre, harbour and central business district.

It sits within close proximity of Trinity Square and occupies a prominent roadside position along one of the main arterial roads connecting St Peter Port to the southern and western parishes.



DESCRIPTION

The premises is arranged over a single floor at ground level and is accessed directly off Rue de Pre. Given its main road frontage and large windows to the front, an occupier has the opportunity to display goods and/or corporate branding on a busy main road.

The premises is currently fitted as a sandwich retail outlet and offers a fully fitted kitchen at the rear, WC, two store rooms and a counter serving area at the front. The premises is fitted with tiled flooring at the front of the premises and vinyl flooring to the rear. There are also LED light panels, power points and a CCTV system.

Although fitted as a sandwich retail unit, the premises could also be used for other retail purposes.

If required, an inventory of equipment, fixtures and fittings can be acquired from the outgoing tenant. A full list of such items is available upon request.

ACCOMMODATION

The premises provides approximately 1,153 sq ft of accommodation. This comprises the following:

| Description | Area (sq ft) |
|--------------|--------------|
| Service area | 532 |
| Kitchen | 549 |
| Store 1 | 38 |
| Store 2 | 34 |
| Total | 1,153 |

TENURE

Leasehold.

The premises is available to rent by way of an assignment of an existing lease which is due to expire on 31 October 2033 but with a mutual break option on 1 November 2027. The rent is subject to 3 yearly rent reviews in line with the Guernsey Retail Price Index.

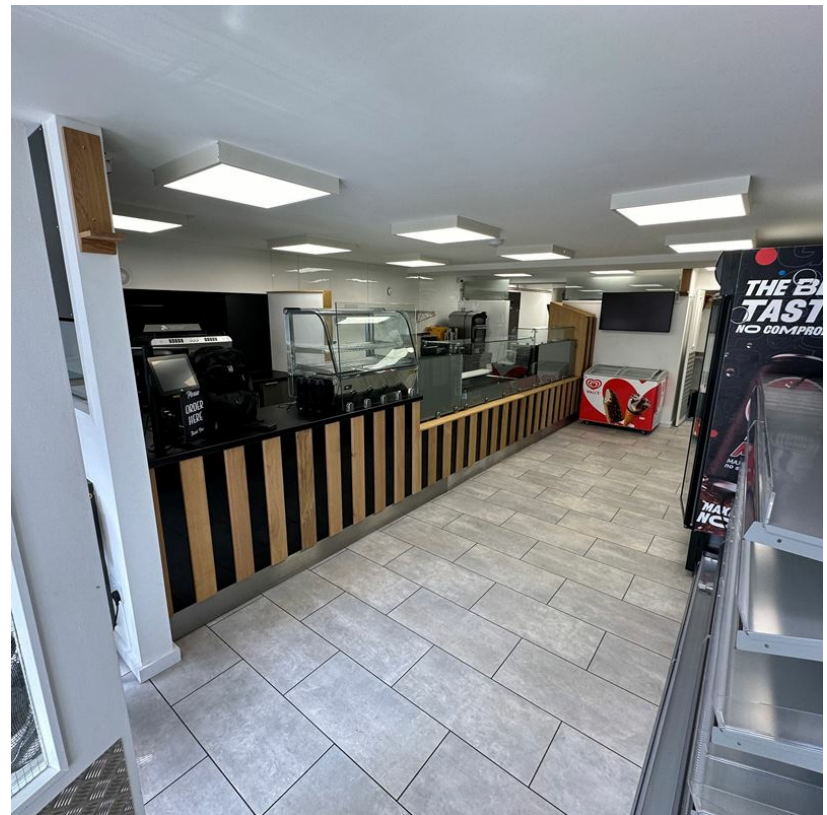
Subletting of the premises may also be considered.

AVAILABILITY

This 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.





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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