

# 30 High Street

St Peter Port, Guernsey

**PRIME RETAIL PREMISES**

RENT: £50,000 per annum



Total Space  
**2,073 Sq Ft**

Trading Space  
**1,063 Sq Ft**

Storage / Office /  
Staff Space  
**1,010 Sq Ft**

Location  
**100% Prime**

Frontage  
**Prominent**

Available  
**March 2025**

Located within a 100% prime pedestrian pitch on the main High Street. This property has an attractive glazed shop frontage providing level access into the main trading space which is arranged over ground and first floors.



## LOCATION

The Subject Property is located in the centre of St Peter Port within a 100% prime pedestrian pitch on the main High Street. There are a number of high-profile occupiers and UK multiples in the immediate vicinity including Boots, Marks & Spencer, HSBC and schuh, to name a few. The property is adjoined by Monsoon and SURE is directly opposite.

Short-term public parking is nearby at the Crown and Albert Piers whilst the long stay North Beach and Fisherman's Quay Car Parks are just a few minutes' walk away. The bus terminus is also nearby.



## DESCRIPTION

The property has an attractive glazed shop frontage which provides level access into the main trading space which is arranged over ground and first floors. Both floors benefit from good ceiling height with a staircase connecting both floors.

The upper floors provide storage and staff amenity space with wcs and staff kitchen being on second floor level.

## ACCOMMODATION

The accommodation is arranged as follows:

STOREY	ZONE	AREA (SQ M)	AREA (SQ FT)
Ground	Zone A	24.67	266
	Zone B	19.58	211
	Zone C	23.24	250
<b>Total</b>		<b>67.49</b>	<b>727</b>
First	Sales	31.23	336
	Storage	7.37	79
<b>Total</b>		<b>38.60</b>	<b>415</b>
Second	Store/Office	12.77	138
	Office/Staff	26.18	282
<b>Total</b>		<b>38.95</b>	<b>160</b>
Third	Offices	47.47	511
<b>TOTAL</b>		<b>192.51</b>	<b>2,073</b>

## TENURE

Leasehold.

The premises is available to rent by way of a new lease direct with the landlord.  
All other terms are available upon request.

## RENT

The rent for the premises is £50,000 per annum.

In addition to the rent, the tenant will be responsible for paying Tax on Real Property, parish rates, building insurance and utilities.

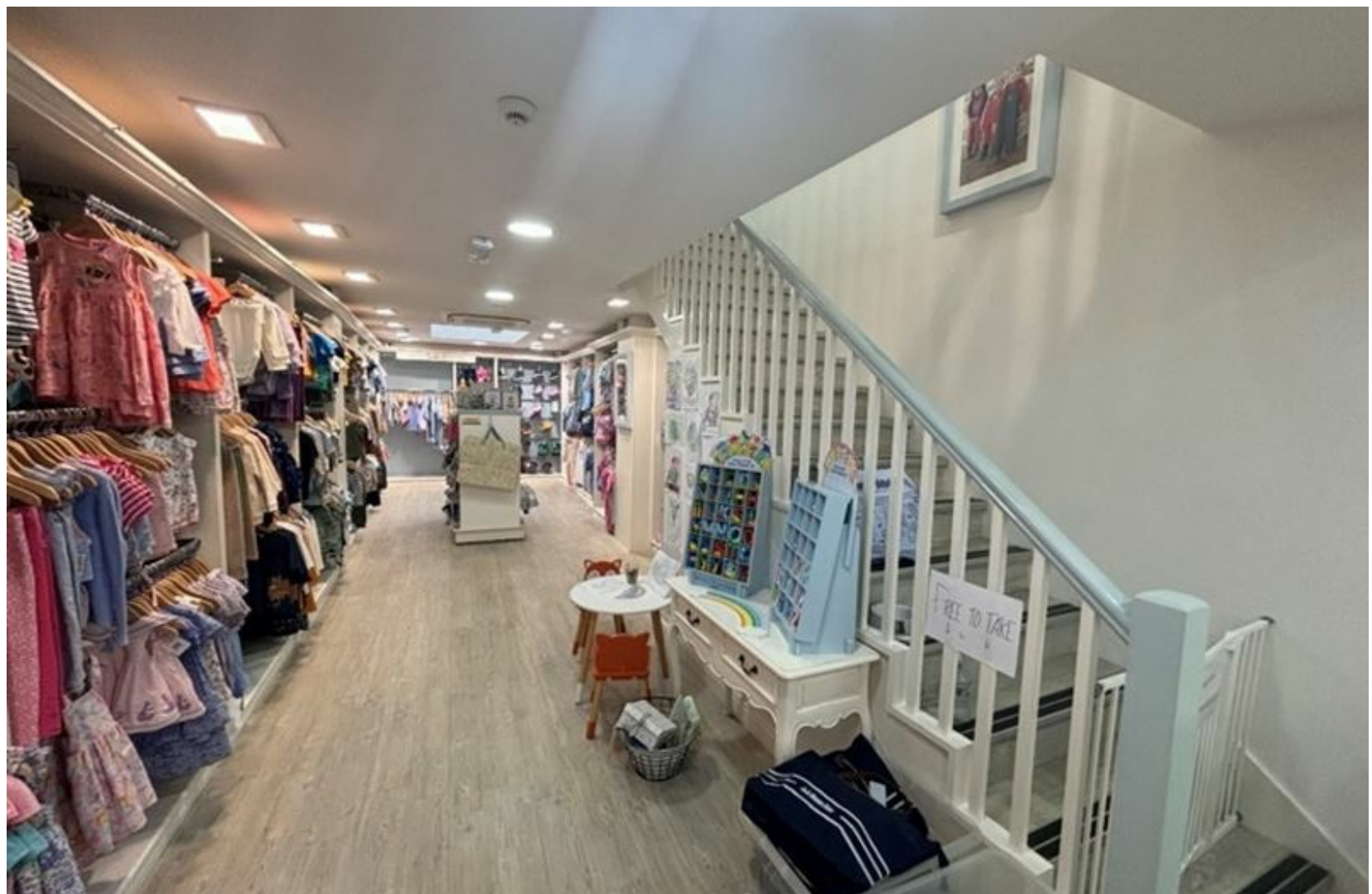
## AVAILABILITY

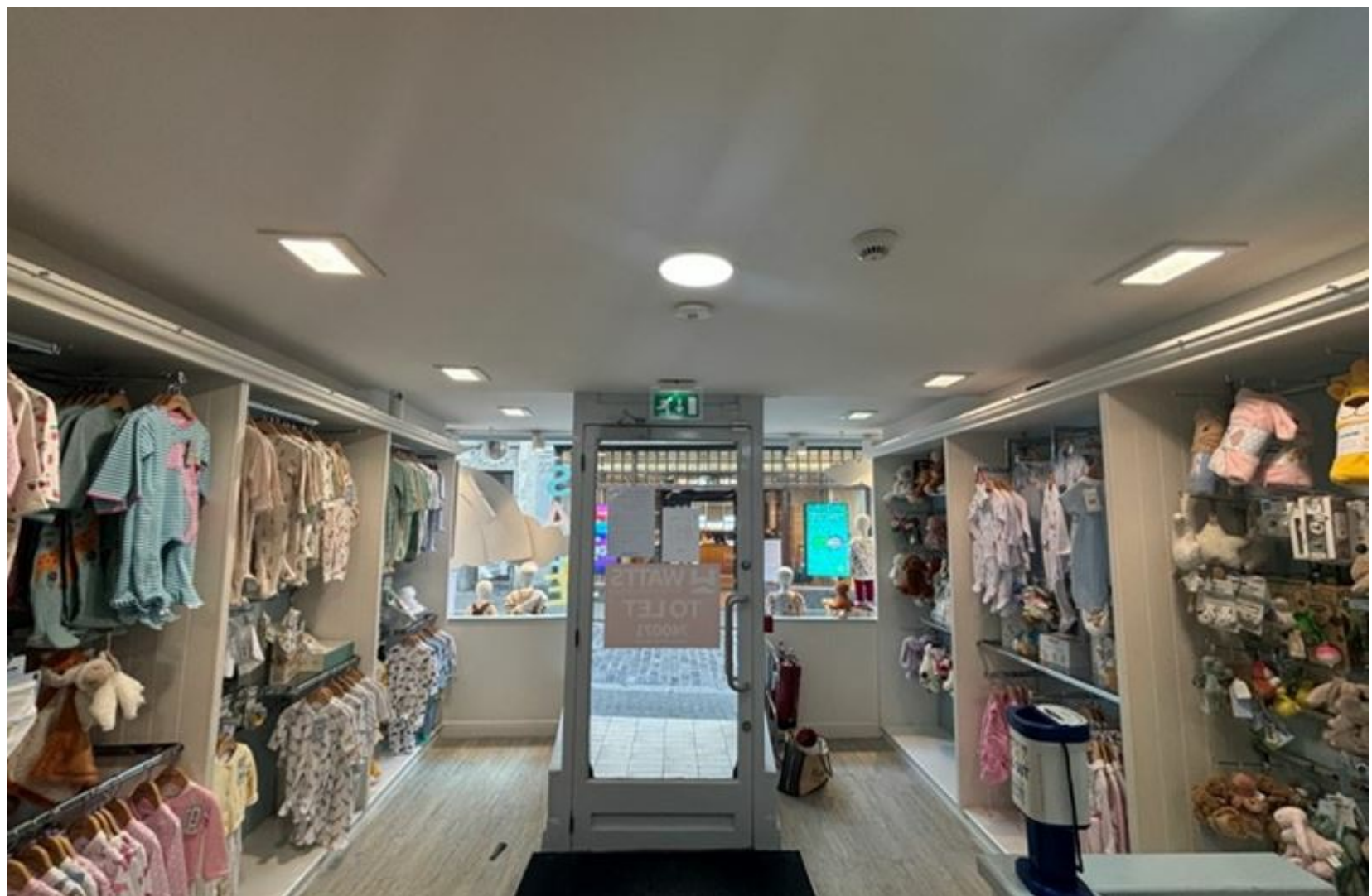
The property will be available from February 2025.

## 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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