

# 4 Market Street - Unit 1

4 Market Street, St Peter Port, Guernsey

## Central Retail Unit



Total Space  
**501 Sq Ft**

—

Rent  
**On Application**

—

Location  
**Central Position**

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Specification  
**Well-Presented**

—

Window Frontage  
**Excellent**

—

Facilities  
**Kitchenette & WC**

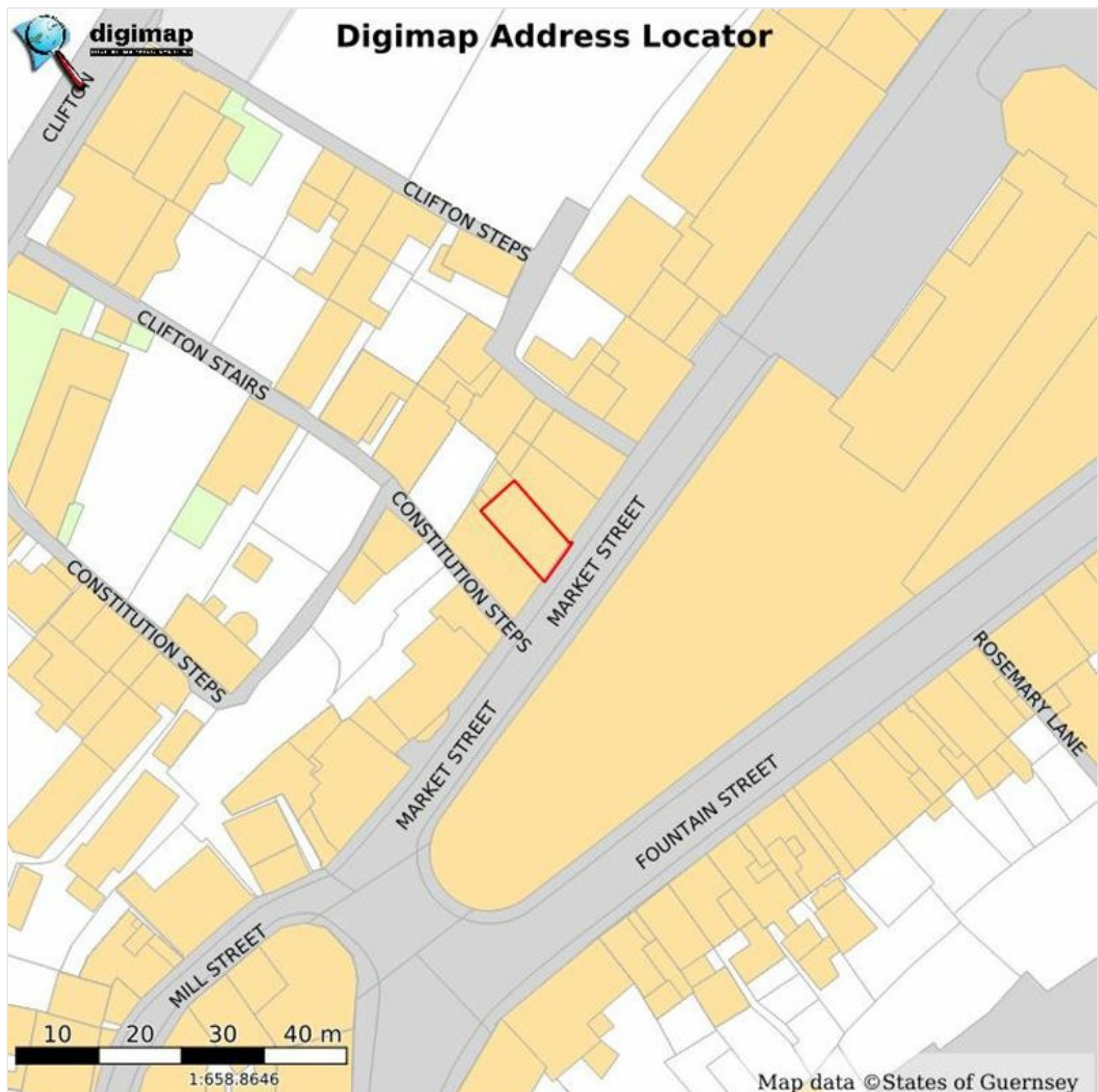
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4 Market Street occupies a central position in the centre of St Peter Port. Arranged over a single level, it offers well-presented accommodation with good frontage and a dedicated WC and kitchenette.

## LOCATION

4 Market Street is situated in the centre of St Peter Port, in close proximity to the Albert Pier Public Car Park, the High Street and main retail area. Being a short walk to the main bus terminus, the premises is ideally positioned for those wishing to benefit from a prominent and convenient location.

Other retailers in the vicinity include New Look, Lola, Specsavers, Sports Direct, Mountain Warehouse and Sephora. Frequent community activities and eateries in the Market Square also create a vibrant and busy location.



## DESCRIPTION

The retail accommodation is arranged over a single floor at ground level and is accessed directly from Market Street.

The premises is well-presented and has been fitted with a wood effect floor (laid over a carpet), suspended ceiling and fluorescent lighting. It has a ceiling height of approximately 2.6m and there is a store / kitchenette and WC at the rear of the premises.

## ACCOMMODATION

The premises provides approximately 501 sq ft of accommodation and is arranged over a single floor. It comprises the following:

Area	Sq ft
Retail	445
Store / Kitchenette	43
Fitting room	13
<b>Total</b>	<b>501</b>

## 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 from January 2025.

## **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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### 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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