

44 The Bordage

Le Bordage, St Peter Port

Takeaway, Garage & Store

Rent Upon Application



Total Space
991 Sq Ft

Takeaway
455 Sq Ft

Garage
329 Sq Ft

Store room
207 Sq Ft

Takeaway
With Garage & Store Rent or Purchase

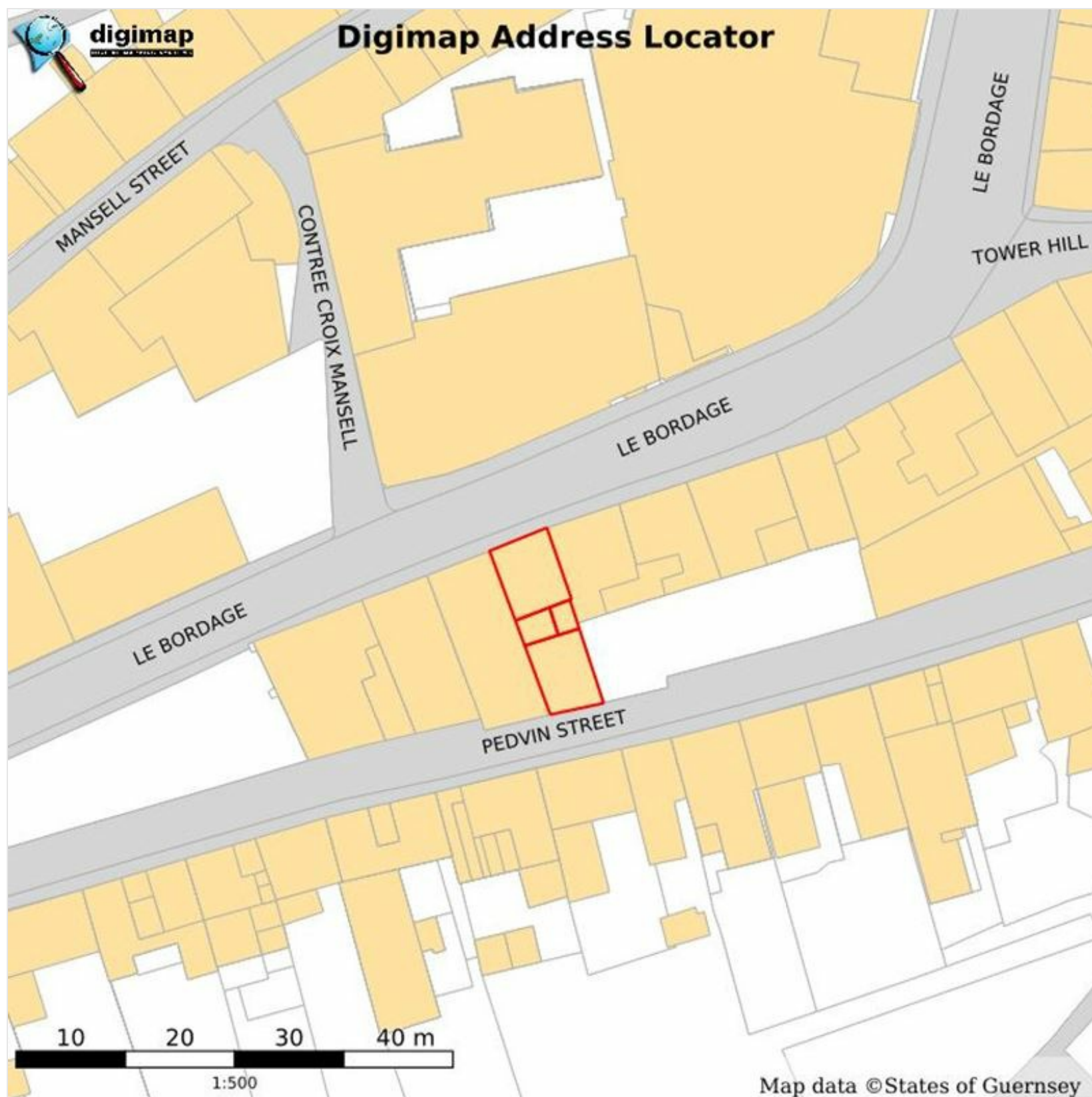
Available

44 The Bordage is a takeaway premises in a central location with high levels of potential passing trade. It has the benefit of a garage and store nearby.

LOCATION

No. 44 is situated on The Bordage, St Peter Port, Guernsey, approximately 450m 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 the High Street whilst occupying 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 comprises a takeaway arranged over a single floor at ground level which is accessed directly off The Bordage. 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 split into two distinct areas, with a seating and service counter to the front and kitchen to the rear. There is also a WC.

Detached from the takeaway, and accessed from Pedvin Street, is a garage with a store room at lower ground floor level.

ACCOMMODATION

The premises provides approximately 992 sq ft of accommodation. This comprises the following:

Description	Area (sq ft)
Service area	233
Kitchen	223
Garage	329
Storeroom	207
Total	992

TENURE

Leasehold.

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

A sale of the property, which includes a three bedroom, two bathroom residential apartment on the upper floors would also be considered.

RENT

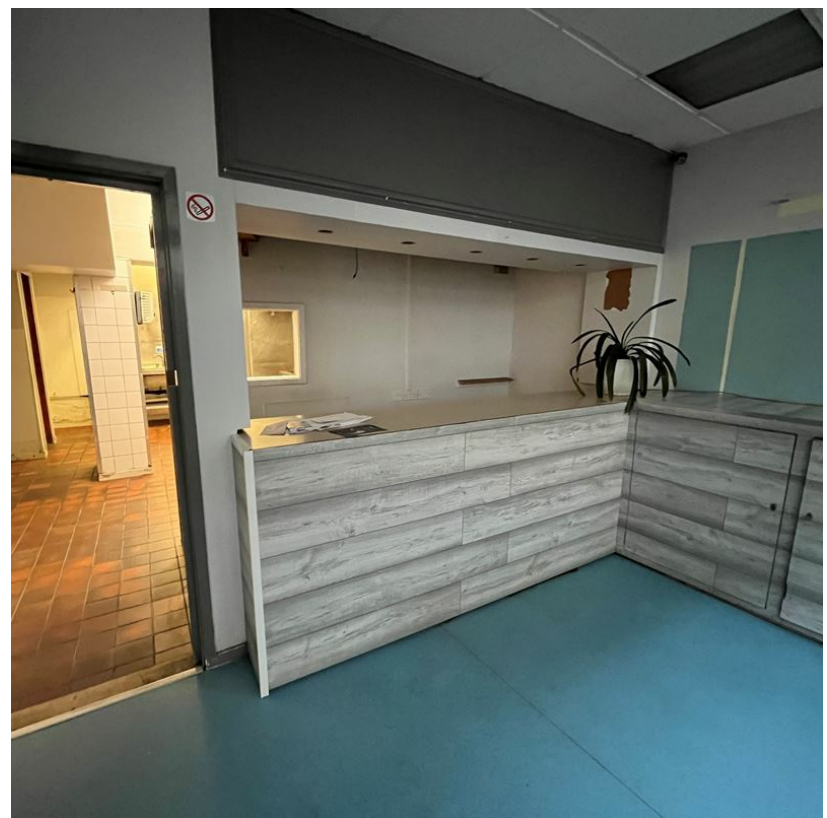
The rent for the premises is available upon application.

AVAILABILITY

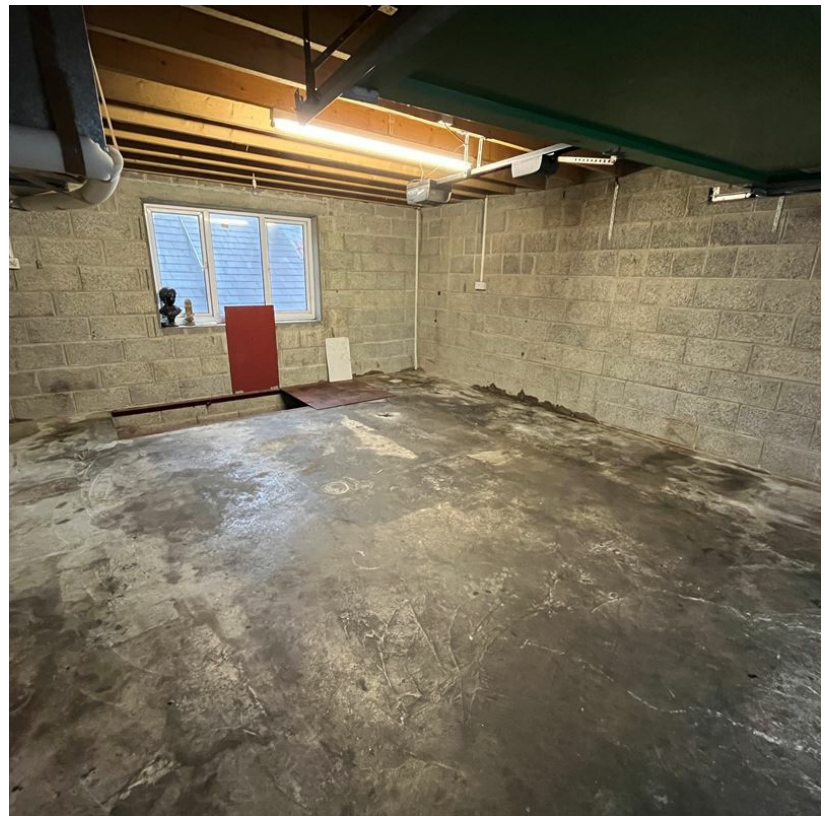
This premises is available to rent immediately.

LEGALS

All terms are subject to contract.
Each party shall bear their own legal costs in connection with this transaction.







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Lease Consultancy

Our Lease Consultancy Department includes an expert team to deal with all manner of landlord and tenant matters.

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INFORMATION
& VIEWING

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