

# 7 Commercial Arcade

St Peter Port

Mixed-Use Investment

Price on Application



Total Space  
**2,316 Sq Ft**

Retail Unit  
**1,149 Sq Ft**

Lower Flat  
**595 Sq Ft**

Upper Flat  
**572 Sq Ft**

Location  
**Central**

Frontage  
**Prominent**

7 Commercial Arcade is a mixed-use property located in the centre of St Peter Port. It offers a retail unit together with two one bedroom apartments and is available to purchase.

## LOCATION

7 Commercial Arcade is located in the centre of St Peter Port, sitting on the corner of Market Hill and Commercial Arcade. This is a pedestrianised thoroughfare linking Market Square to the High Street and Church Square. Given its central location, the property benefits from good levels of footfall.

Other occupiers in the vicinity include Sports Direct, Specsavers, Trespass, Hotel Chocolat, Toni & Guy, Dix Neuf and other local and national retailers.



## DESCRIPTION

7 Commercial Arcade is an end of terrace property arranged over basement, ground and three upper floors.

At basement, ground and first floor levels, there is a retail unit which is currently utilised as a pharmacy. The premises benefits from a return frontage with large windows which allows an occupier to display goods and/or corporate branding. The premises has a dedicated kitchenette and WC facilities.

On the second and third floors, accessed via a self-contained entrance, are two one bedroom flats. Each offers a double bedroom, bathroom, sitting room and kitchen.



## ACCOMMODATION

The property provides 2,316 sq ft of accommodation. This comprises the following:

Level	Use	Area (sq ft)
Basement	Retail	42
Ground	Retail	571
First	Retail	536
Second	Residential	595
Third	Residential	572
<b>TOTAL</b>		<b>2,316</b>

## TENURE

Freehold.

The property is available to purchase.

The flats are available with vacant possession whilst the retail unit is currently tenanted by Guernsey Post Limited. Further details on the tenancies are available upon request.

## PRICE

The price for this property is available upon application.

## AVAILABILITY

The property is available to purchase immediately.

## 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.



## Valuation

We have a team of RICS Registered Valuers who combine experience, local market knowledge and high standards of professionalism to provide valuation reports tailored to provide clients with the information they require.

## Property Management

Our dedicated Property Management Team has a broad range of technical and financial management skills to ensure the properties we manage are in safe hands.

### FURTHER INFORMATION & VIEWING

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