

# 14 Commercial Arcade

14 Commercial Arcade, St Peter Port, Guernsey

Investment Opportunity

£430,000



Total Space  
**1,353 Sq Ft**

Location  
**Central**

Frontage  
**Prominent**

Arrangement  
**Four Floors**

Fully Let Investment  
**Income Producing**

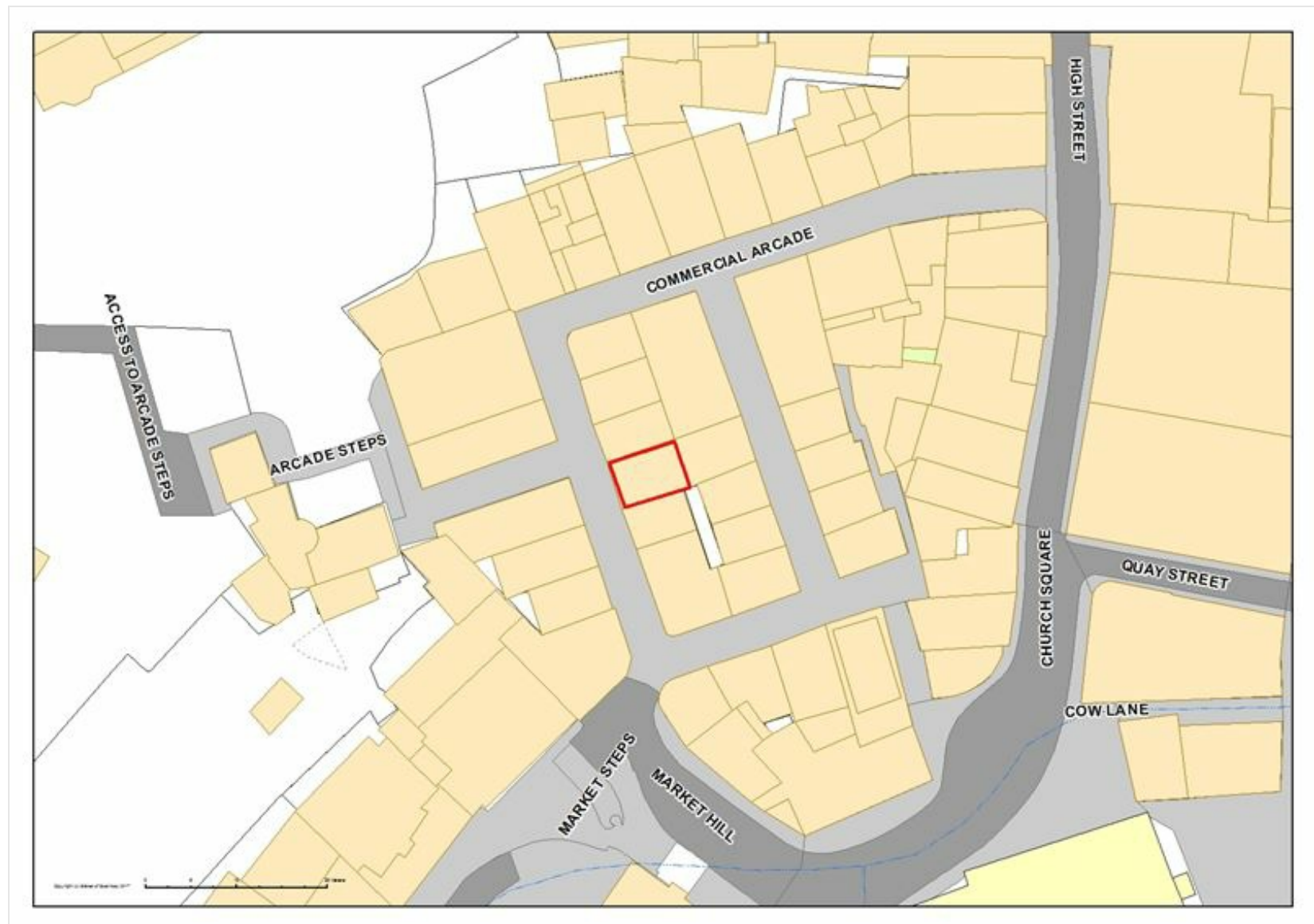
Availability  
**Immediately**

This centrally located retail unit is let by way of a lease expiring on 31 May 2028. Offering accommodation arranged over five floors, it is available to purchase for £430,000.

## LOCATION

14 Commercial Arcade is situated in a central and sought after retail location, on the outer arm of the Commercial Arcade. This is a busy pedestrianised thoroughfare linking Market Square to the High Street and Church Square.

Other occupiers in the immediate vicinity include Toni & Guy, Hotel Chocolat, Sports Direct, Mappin & Webb, Trespass, Specsavers and many other independent retailers.



## DESCRIPTION

14 Commercial Arcade is a retail unit set over five floors. This includes a basement and attic.

The ground and first floors are currently being traded from, whereas the basement, second and attic floors are being utilised for ancillary storage / office purposes.

The retail elements are fitted with timber effect floors and ceiling hung directional lighting. The property also benefits from a highly visible shop front with large display window which is ideal for the display of goods or corporate branding.

## ACCOMMODATION

14 Commercial Arcade provides 1,353 sq ft of retail accommodation. This comprises the following:

Floor	Area (sq ft)
Ground	318
First	321
Second	263
Attic	115
Basement	336
<b>TOTAL</b>	<b>1,353</b>

## TENANCY

The property is currently let and income producing. The current lease is due to expire on 31 May 2028.

For further details on the tenancy, please contact Watts Property.

## TENURE

Freehold.

The property is available to purchase for £430,000 (four hundred and thirty thousand pounds).

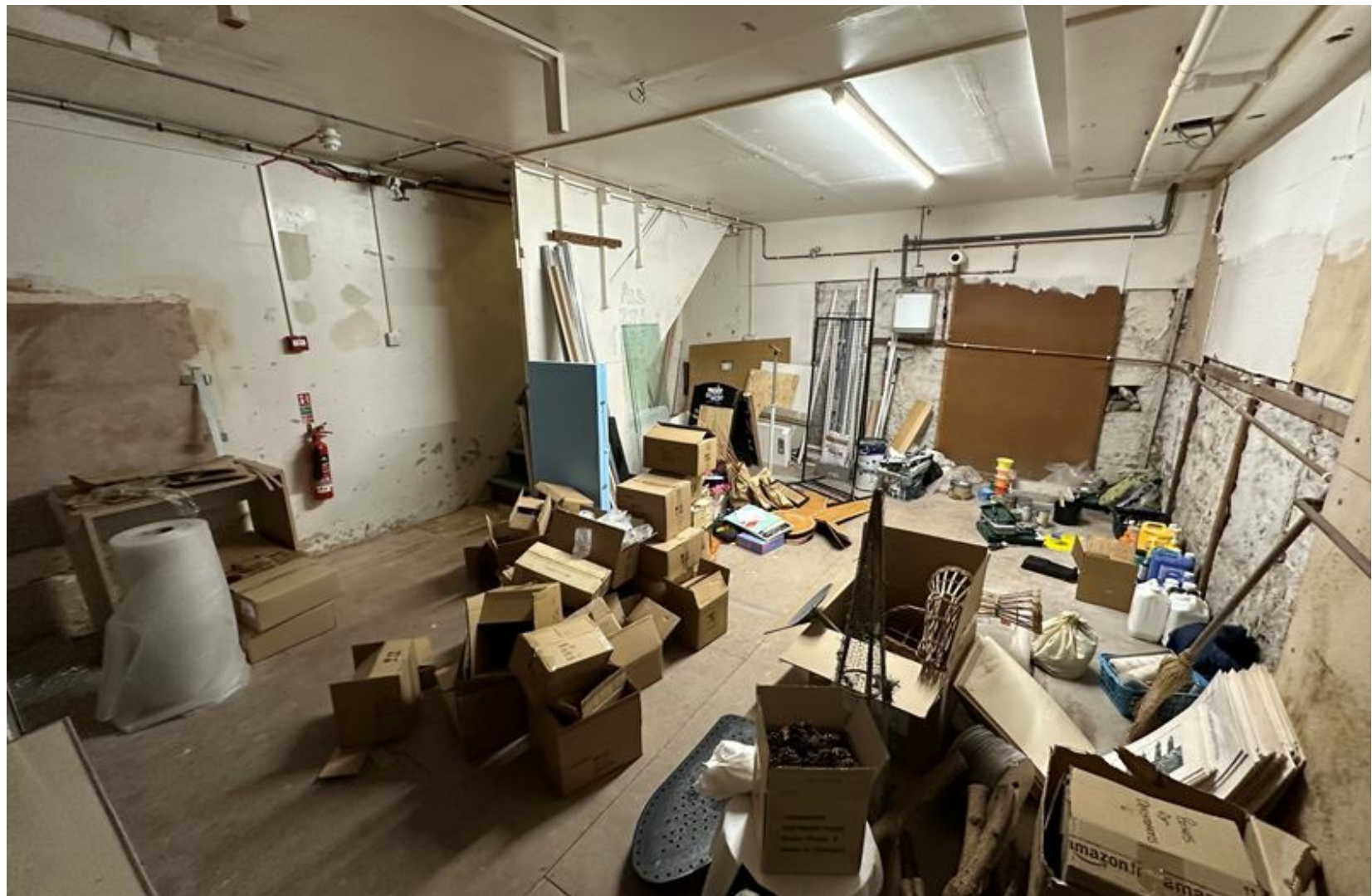
## AVAILABILITY

The property is available to purchase immediately.

## LEGALS

Each party is responsible for its own legal costs.  
All terms are subject to contract.





## 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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