

# 2 Contree Mansell

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Ground Floor Retail Unit

£265,000



Total Space  
**600 Sq Ft**

Retail  
**400 Sq Ft**

Ancillary  
**200 Sq Ft**

Location  
**Old Quarter**

Excellent Frontage  
**Large Windows**

Condition  
**Newly Refurbished**

Conveniently located by Trinity Square, Mill Street and the High Street, this retail property is available to purchase in a fully fitted condition. It can be sold with a tenant in place or with vacant possession.

## LOCATION

2 Contree Mansell is located in the Old Quarter of St Peter Port, at the top of Mill Street, next to Trinity Square and is a short walk from St Peter Port's town centre.

The Old Quarter attracts a good level of footfall and in the immediate vicinity are a variety of occupiers. This includes convenience stores, beauticians, wine bars, restaurants, a beautician, numerous retail outlets and a popular coffee shop next door.

It is also conveniently located near to the popular residential locations such as Victoria Road and La Charroterie.

There is short term public car parking available directly outside the property.



## DESCRIPTION

The available property is on the ground floor of 2 Contree Mansell.

Although currently classified as a retail unit, it was originally a bar but has since been used as an antique store and is currently an art gallery.

Subject to the relevant consents being obtained, alternative uses may also be possible.

The property is accessed directly from Contree Mansell and offers newly refurbished retail accommodation. This includes new lighting, flooring, decoration, window blinds and door ironmongery. Fibre Optic Broadband is available and, if required, there is also an alarm system and CCTV system.

At the rear of the property is a store room which has a large skylight with ventilation, kitchenette and a WC.

The property is therefore in a move-in condition for any incoming purchaser.

It has large window displays which provide the occupier an opportunity to display goods and/or corporate branding.

## ACCOMMODATION

The property provides approximately 600 sq ft of accommodation.

This comprises 400 sq ft of retail plus 200 sq ft of ancillary accommodation (storage, kitchenette and WC).

## TENURE

Freehold.

The property is available to purchase.

## PRICE

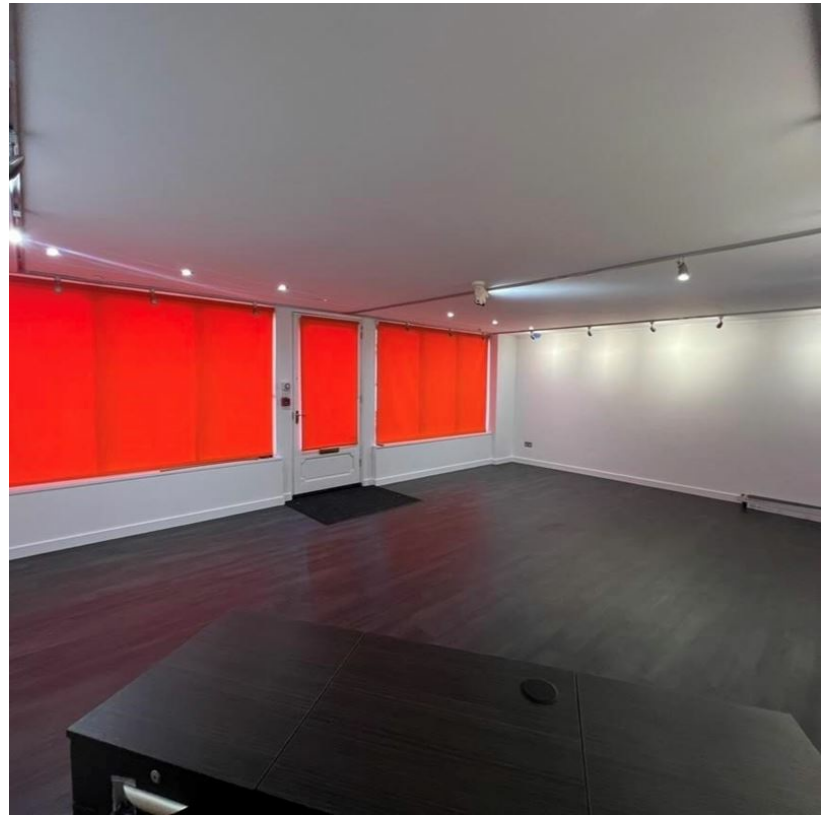
We are instructed to seek offers at £265,000 (Two hundred and sixty five thousand pounds).

## AVAILABLE

The property is available to purchase immediately.

## LEGALS

All terms are subject to contract.  
Each party is to bear their own legal costs.



## 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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