

14 Smith Street **SOLD**

St Peter Port, Guernsey

Retail



Total Space
1,155 Sq Ft

Frontage
Excellent

Location
Central

Condition
Well Presented

Rent
Upon Application

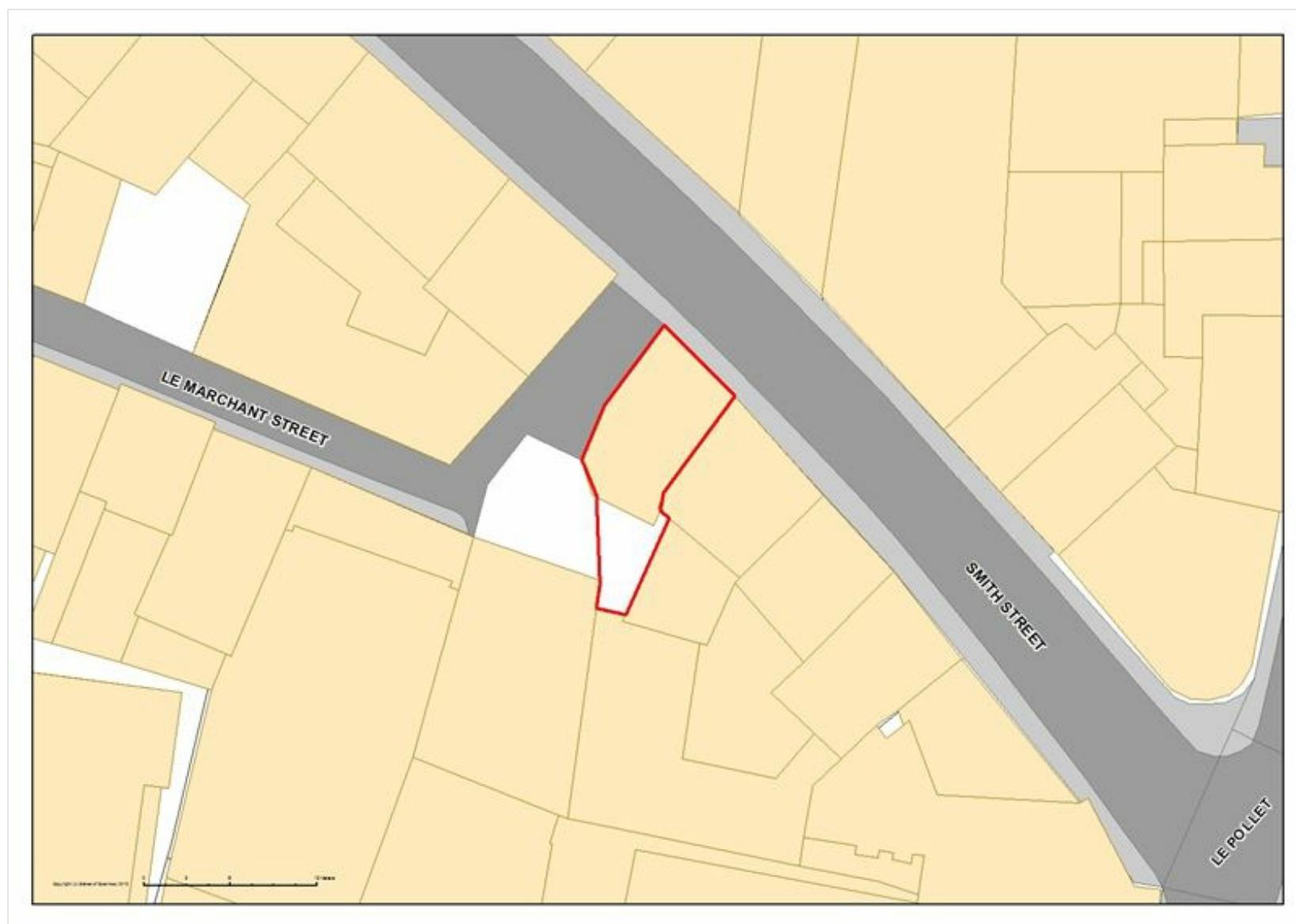
Storage
Basement

Centrally located in the heart of St Peter Port, 14 Smith Street is situated just off the main high street. The retail space has excellent window frontage and basement storage.

LOCATION

14 Smith Street is centrally located in the heart of St Peter Port along Smith Street in the retail heart of St Peter Port. It is therefore situated in close proximity to the amenities of the town centre, as well as the Royal Court Buildings, the OGH Hotel. Other businesses in the vicinity include Lloyds, AFR Advocates, Appleby, and OAK.

Smith Street is in the process of experiencing rejuvenation, the neighbouring building 16-20 Smith Street are soon to house a new Japanese restaurant and Superdrug are to take a lease opposite the Subject Property.



DESCRIPTION

The Subject Property is arranged over four floors and is broken down into two separate lettable areas, one retail space and one office. The retail space is accessed from the ground floor on Smith Street.

The retail space is arranged over 3 floors - basement, ground floor and first floor. Each floor is accessed via an internal staircase. The basement currently comprises a storage area and WC. The ground floor comprises a show room with very good streetside visibility, a small storage area, two offices and a small courtyard. The first floor currently comprises a good sized showroom, a small storage room and a large testing room. The property is fitted with suspended ceilings with a mixture of ceiling mounted spotlights and recessed lights. The property also has air conditioning throughout.

ACCOMMODATION

The premises provides the following Net Internal Areas:

Floor	Use	Sq Ft	Sq M
Basement	Retail	163	15
Ground	Retail	476	44
First	Retail	515	47
		1,154	106

The property also comprises 494 sq ft of office space on the second floor which can be taken in addition to the retail space, it should be noted that access to the office is from a separate external entrance.

TENURE

Leasehold.

The property is available to rent by way of assignment of the existing lease or a new lease direct with the landlord. Further details are available upon request.

RENT

The rent for the premises is available upon application.

In addition to the rent, the tenant is responsible for contributing towards the service charge for the building and the usual occupational costs such as tax on real property, parochial rates and building insurance.

AVAILABILITY

The existing retail lease is due to expire July 2026. The property is available by way of assignment of the existing lease.

Alternatively a new lease can be made directly with the Landlord.

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.

FURTHER INFORMATION & VIEWING

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