

# 14 Smith Street

St Peter Port, Guernsey

## Office



Total Space  
**494 Sq Ft**

Location  
**Central**

Rent  
**Upon Application**

Available  
**July 2025**

Office  
Accommodation  
**Second Floor**

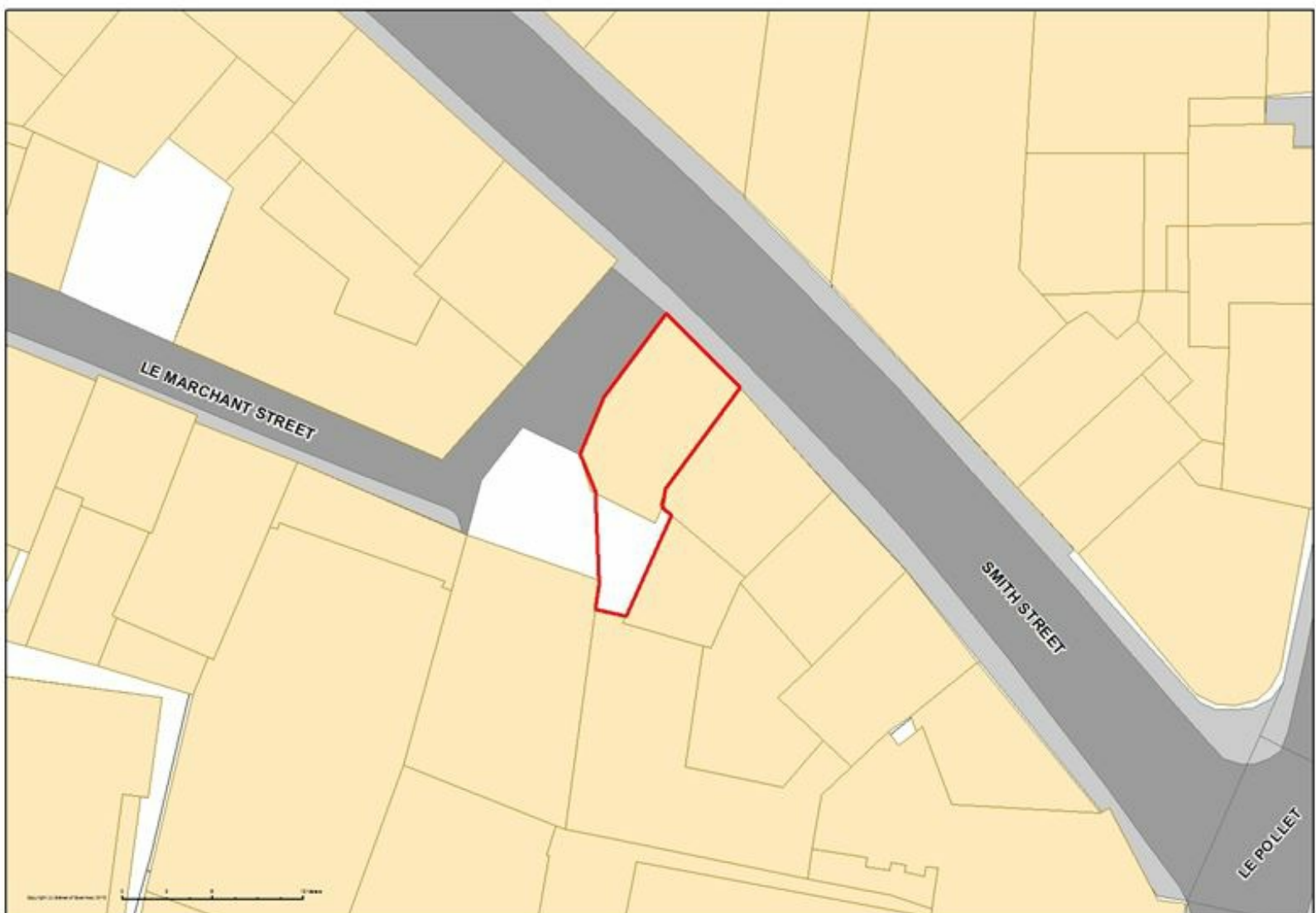
Condition  
**Well Presented**

Centrally located in the heart of St Peter Port, 14 Smith Street is situated just off the main high street. The office which is on the second floor has great views over Smith street.

## 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 office area is accessed from the western ground floor and immediately leads to a set of stairs that gives you access to the the second floor.

On the second floor the office space comprises three offices, two with views over Smith Street, a kitchenette and a WC. The offices are currently fitted with carpet tiled flooring, a solid ceiling with recessed lights and wall mounted electric heaters.

## ACCOMMODATION

The premises provides 494 sq ft of office accommodation.

Further to this the property also provides 1,154 sq ft of retail accommodation, arranged over the basement, ground and first floors which can be taken in addition to the retail space. It should be noted that access to the retail space 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 office lease is due to expire July 2025. The property is available by way of assignment of the existing lease.

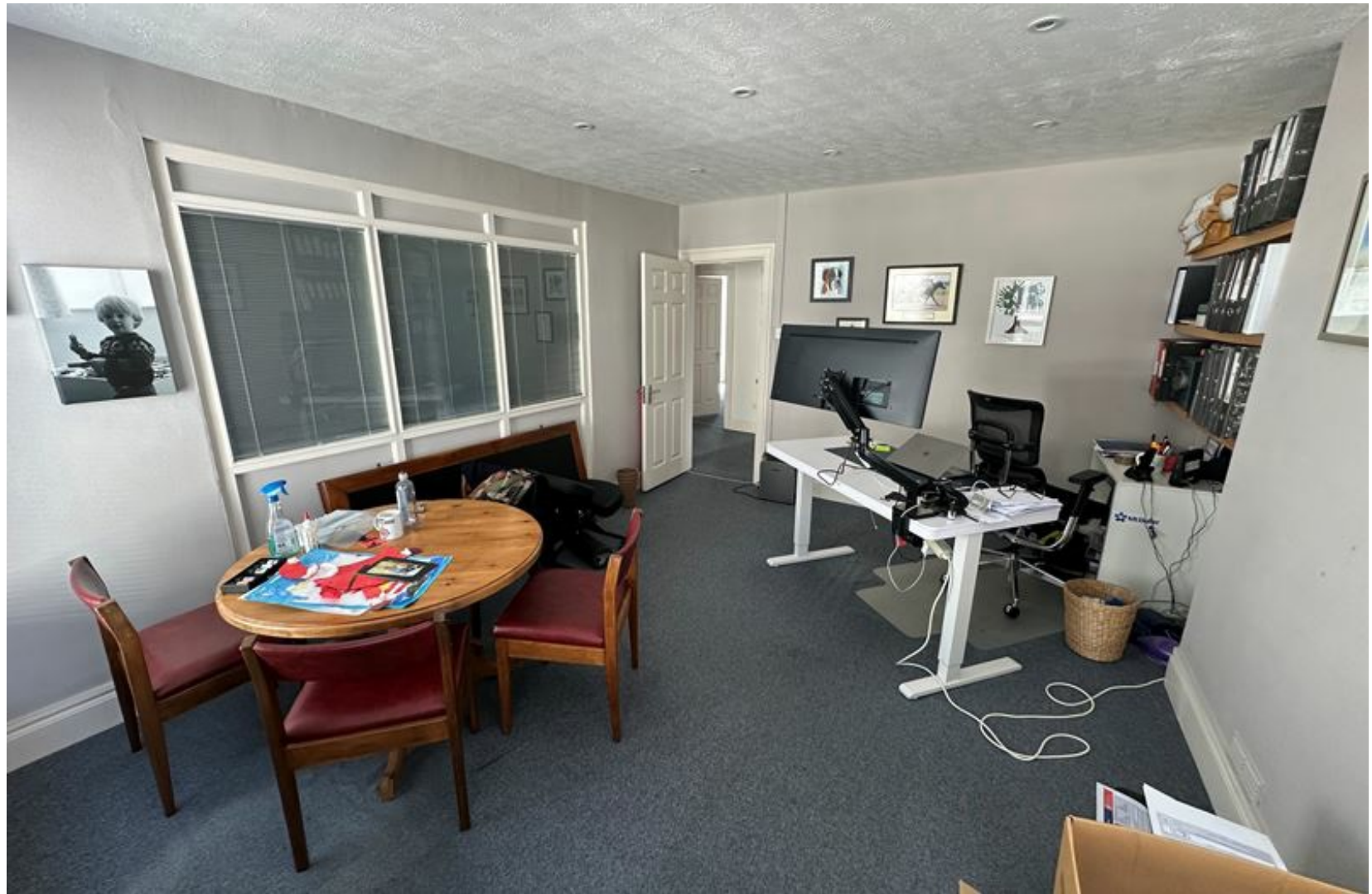
Alternatively a new lease can be made directly with the Landlord.

## LEGALS

All terms are subject to contract.

Each party shall bear their own legal costs in connection with this transaction.





## Our Services

Watts Property Consultants are able to offer the full range of commercial property services to meet clients' requirements.



### Building Consultancy

Our Building Consultancy Team offers a broad range of building surveying services, including project management, defect analysis, dilapidations and interior fit outs on all property types.

### Lease Consultancy

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

#### FURTHER INFORMATION & VIEWING

**Joanna Watts**

MA Cantab MRICS | RICS Registered Valuer  
T: 01481 740071 M: 07781 130686  
E: jo.watts@watts.property

**Wing Lai**

MRICS | RICS Registered Valuer  
T: 01481 740071 M: 07781 412578  
E: wing.lai@watts.property

Every care is taken in the preparation of these particulars, however, Watts Property Consultants Ltd nor its agents nor the vendor are responsible for any errors, omissions or mis-statements contained within them. They do not constitute an offer or contract and no employee of Watts & Co Ltd has the authority to make or give any representation, or warranty in relation to this property. Prospective purchasers and/or tenants should conduct their own investigation before making any agreement to purchase or lease this property. Measurements are given for guidance purposes only and are approximate.