

Unit 5b, Market Buildings **LET**

Market Street, St Peter Port, Guernsey

PRIME PITCH

Rent Upon Application



Ground Floor
1,020 Sq Ft

Mezzanine
912 Sq Ft

Frontage
Excellent

As a Whole
or in Part

Location
Prominent

Offering retail space in the centre of town with excellent frontage and mezzanine space available as a whole or in part.

LOCATION

The premises occupies a prominent position within the Market Development accessing directly onto Market Square in the heart of the Town Centre. It is therefore in close proximity to the High Street, Albert Pier Public Car Park and other local amenities. With Market Square now being acknowledged as benefiting from some of the highest footfall in St Peter Port.

The location is anchored by a number of UK retailers and independent local stores and eateries in the immediate vicinity including New Look, Sports Direct, Specsavers, Coop Food Hall, and very popular local food establishments Lola and Alba.



DESCRIPTION

The Property offers retail space in the centre of town benefiting from good frontage onto Market Square and additional frontage onto the Inner Street (the internal Arcade). The Property is accessed via two entrances from Market Square and has large window display units and many original features. Unit 5b offers a prominent and attractive retail unit in the cultural heart of St Peter Port's town centre. With the addition of a mezzanine on the first floor, which includes WC, kitchenette and office, this space provides an ideal opportunity for either retailers or those in the hospitality or leisure industry, wishing to establish themselves in a bustling part of town.

ACCOMMODATION

The premises provides approximately 1,932 sq ft of accommodation.

Location	Area (sq ft)
Ground Floor	1,020
Mezzanine	912
Total	1,932

As the premises benefits from two doors to Market Square, the unit can also be split to provide two independent units as follows:

Location	Area (sq ft)
North Unit	542
South Unit (includes mezzanine)	1,390
Total	1,932

TENURE

Leasehold.

The premises is available to rent by way of a new lease directly with the landlord

RENT

The rent for the premises is available upon application.

In addition to the rent the tenant shall also pay the service charge, tax on real property, parish rates, building insurance and utilities associated with the premises.

AVAILABLE

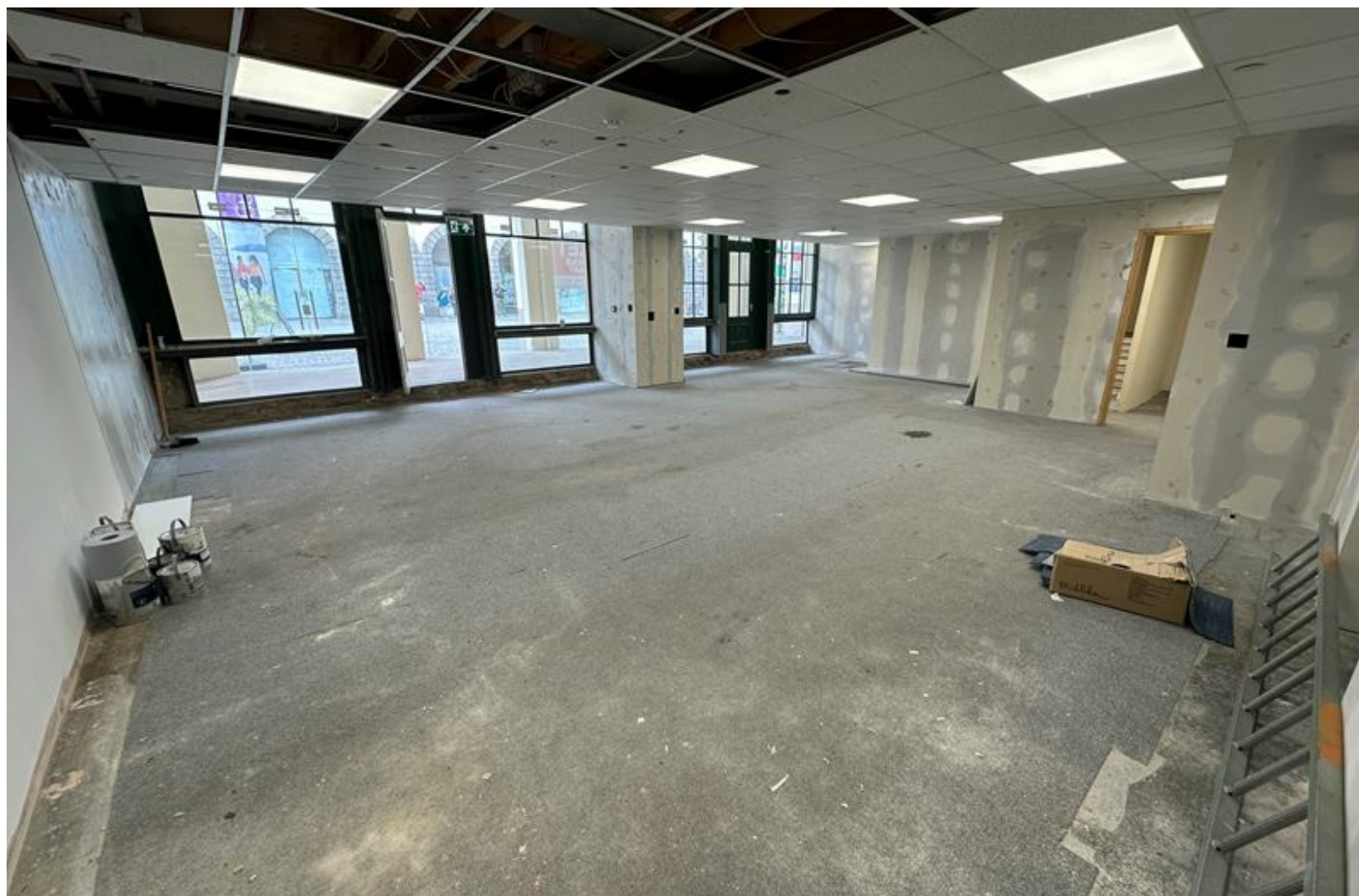
The premises is available to rent immediately.

LEGALS

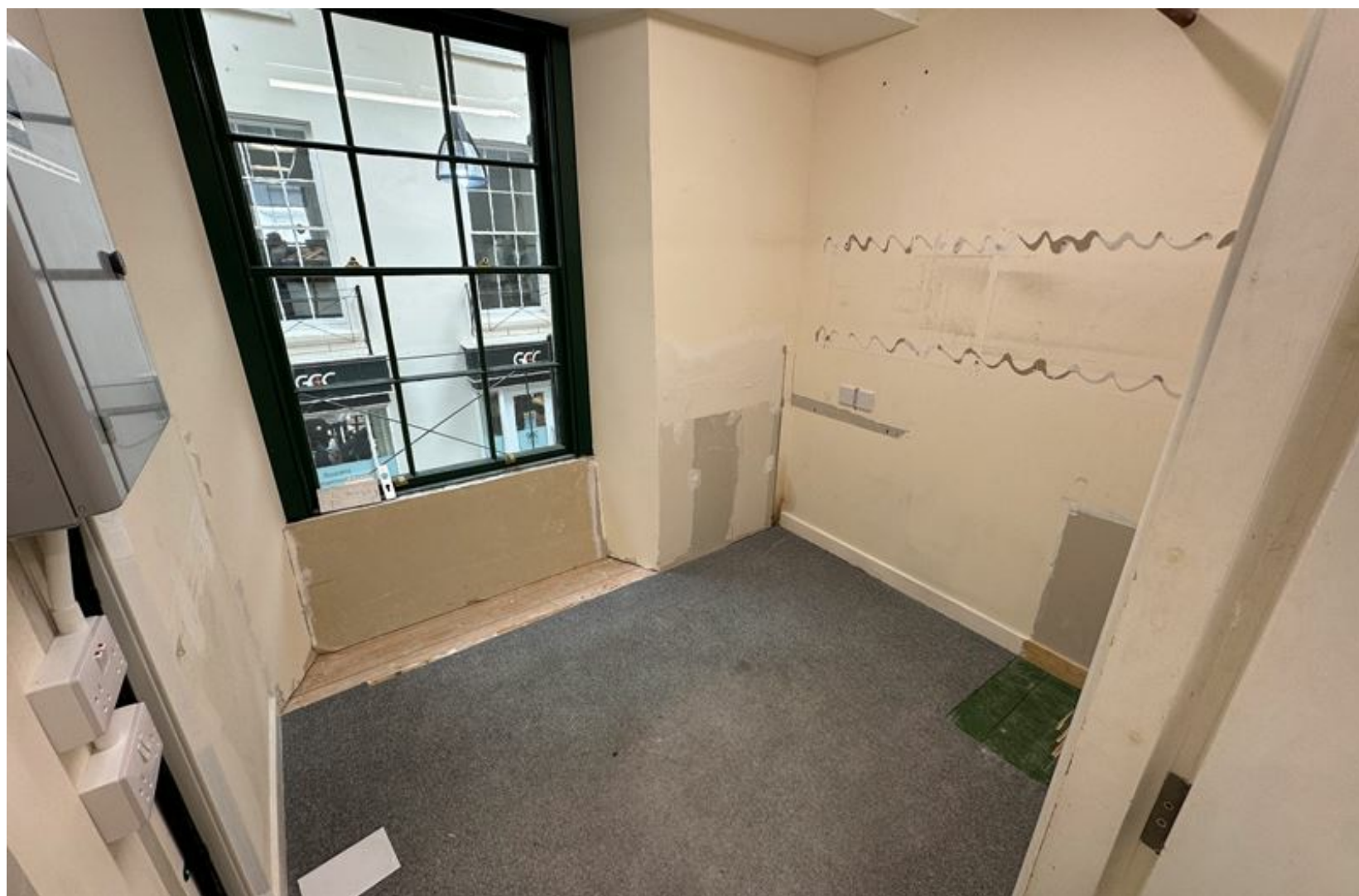
All terms are subject to contract.

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.



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

Wing Lai

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

Joanna Watts

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