39-41 Commercial Arcade

St Peter Port, Guernsey

Adjoining Retail Units



Total Space
2,762 Sq Ft

39 Com Arcade
1,281 Sq Ft

41 Com Arcade
1,481 Sq Ft

Location
Core Retail Pitch

Window Frontage
Excellent

Scope For
Conversion

The premises offers two adjoining retail units with potential for conversion to residential on the upper floors by knocking through laterally. The central location provides an ideal opportunity for a small scale investor/developer.

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PRICE

We are instructed to seek offers for both properties at £600,000 (six hundred thousand pounds).

39 and 41 Commercial Arcade can also be purchased separately with quoting prices of £200,000 (two hundred thousand pounds) and £400,000 (four hundred thousand pounds) respectively.

LOCATION

39 and 41 Commercial Arcade are situated on the eastern arm of Commercial Arcade, which is a busy pedestrianised thoroughfare, linking Market Square to the High Street and Church Square. Other occupiers in the vicinity include Trespass, Fletcher Sports, Dix Neuf ,Toni & Guy, Maison Home and Fukku Restaurant.



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DESCRIPTION

These adjoining units provide the perfect opportunity to invest in the heart of the town centre. With opportunities to combine the upper floors through lateral subdivision, they provide options for either income or redevelopment and refurbishment over time, particularly in respect of residential conversion of the upper floors.

An ally to the rear of the property also allows for additional access to the ground floor retail space of 39 Commercial Arcade, providing further flexibility for future alterations.

Although the properties are listed, planning policies provide scope to view this sympathetically against the properties' potential to continue to contribute the vibrancy and vitality of the town centre.

39 Commercial Arcade

The property is arranged over six floors including the ground floor which provides open plan retail space and the first floor which accommodates an office, small kitchen and WC. The basement and the remaining upper floors currently provide ancillary storage.

The ground floor retail level is finished with laminate timber floors, ceiling hung direction spotlights and emulsioned walls. The premises is in a condition which could be immediately occupied by an ingoing tenant. The unit also benefits from a highly visible shop frontage and a large display window.

41 Commercial Arcade

This property is split into two self contained units, with retail unit arranged over ground floor and basement, with offices above. It also benefits from a prominent return frontage which not only provides the occupier with the opportunity to display goods and corporate branding but also allows for good levels of natural light.

The property is well presented throughout, with the retail area being fitted with suspended ceiling with recessed LED lighting and wood effect floors.

The upper floors provide independent access and are currently occupied by a beauty therapist. The floors are well decorated, with recessed lighting and a range of carpet and laminate flooring.

TENANCY

39 Commercial Arcade - The current tenant occupies the space with a lease due to expire 30 September 2025. Therefore any sale would take place with vacant possession.

41 Commercial Arcade - The ground floor and basement is let to Just Games terminating on the 31st July 2028. The current passing rent is £12,000 per annum. The first, second and third floors are let to "BE YOU" which terminates 30th June 2029. The current passing rent is also £12,000 per annum. There is a rent review every 3 years (next due 1st July 2026). The lease is on internal repairing and insuring terms and the current total rent for the whole premises is £24,000 per annum.

ACCOMMODATION

The current accommodation for each premises is the below:

39 Commercial Arcade

LEVEL	SQ FT
Ground	284
Basement	242
First	212
Second	213
Third	222
Attic	107
TOTAL	**1,280**

41 Commercial Arcade

LEVEL	SQ FT
Ground	256
Basement	429
First	284
Second	232
Third	281
TOTAL	**1,482**

TENURE

Freehold.

AVAILABILITY

The property is available to purchase immediately.

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LEGALS

All terms are subject to contract.
Each party shall bear their own legal costs in connection with this transaction.

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SALE SOLE AGENCY | RETAIL





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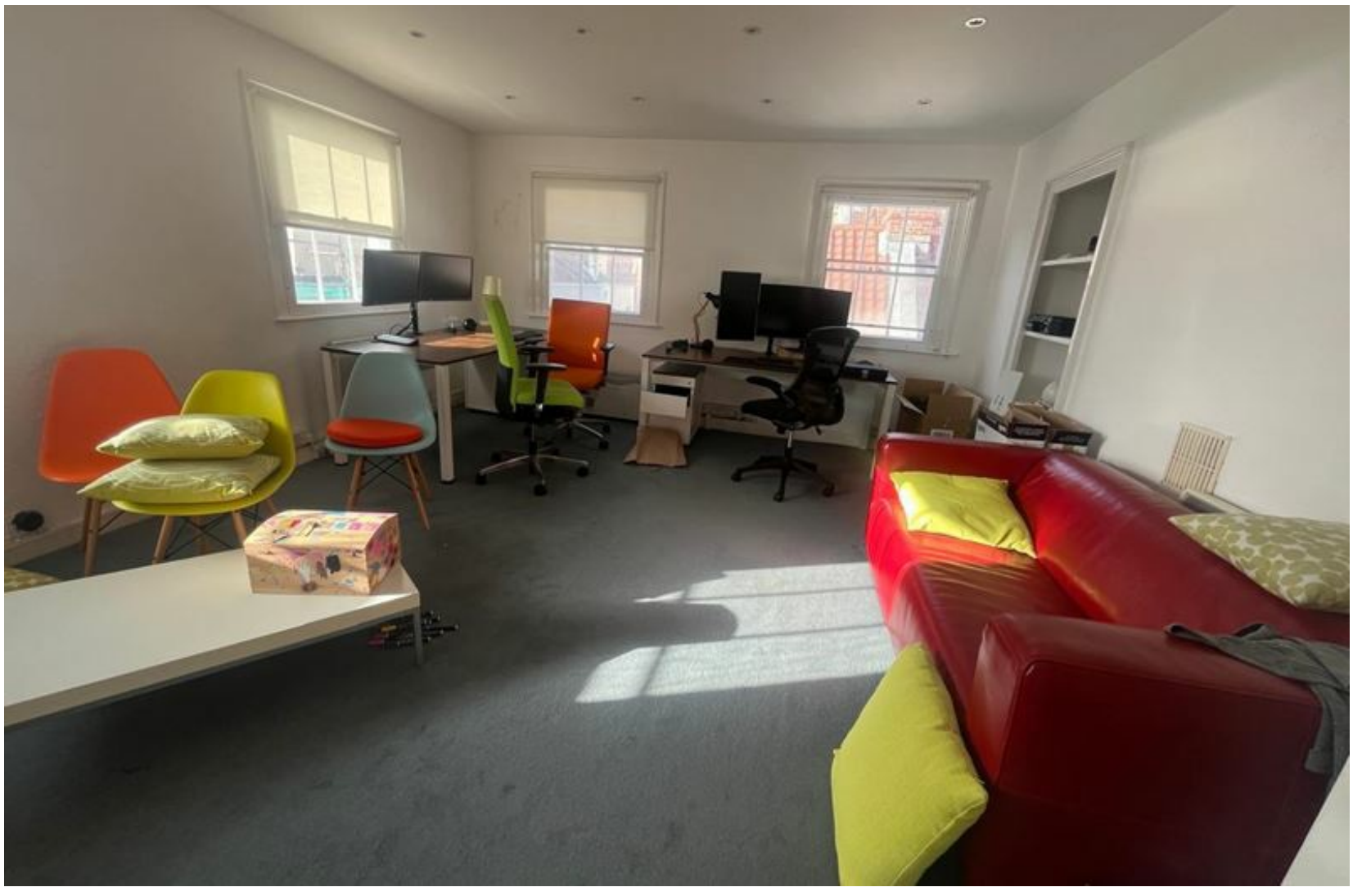
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Our Services

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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