

2 Contree Mansell

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Ground Floor Retail Unit

£16,000 per annum



Total Space
600 Sq Ft

Retail
400 Sq Ft

Ancillary
200 Sq Ft

Location
Old Quarter

Excellent Frontage
Large Windows

Condition
Newly Refurbished

2 Contree Mansell is conveniently located by Trinity Square, Mill Street and the High Street. This retail property benefits from great frontage, storage space and kitchenette facilities.

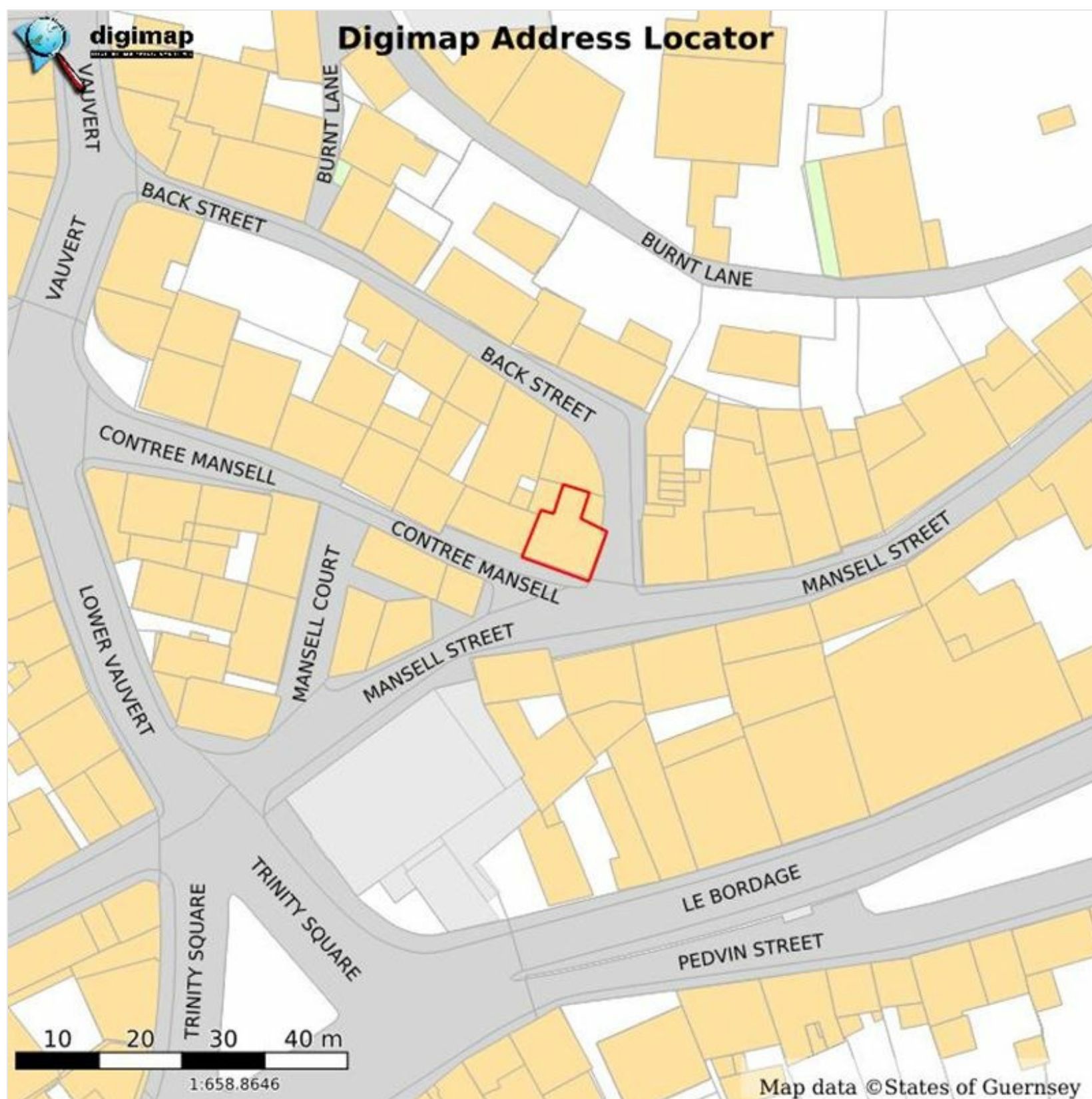
LOCATION

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 and 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. For example, office.

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

Leasehold.

The property is available on a new lease directly with the Landlord.

Alternatively the property is also available to purchase. Please contact Watts Property for further information.

RENT

The rent for the property is £16,000 per annum.

In addition to the rent, the tenant will be responsible for paying the tax on real property, parish rates, building insurance and utilities relating to the premises.

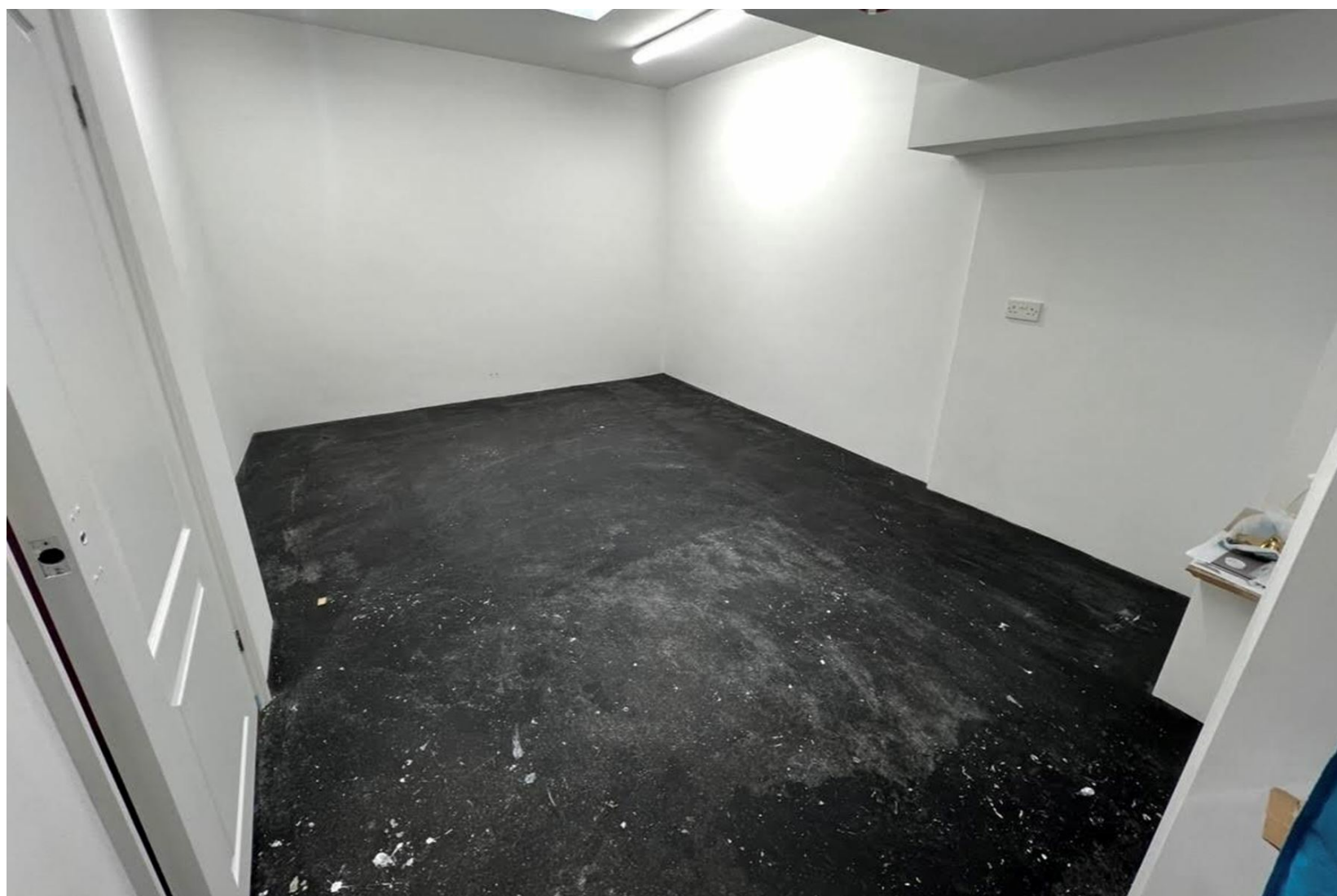
AVAILABLE

The property is available to rent 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.



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

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