

# 3 & 3a The Bridge **UNDER OFFER**

3 & 3A, The Bridge, St Sampson, Guernsey

Mixed Use Investment

£950,000



Retail  
**2,075 Sq Ft**

Office  
**1,445 Sq Ft**

Ancillary & Storage  
**1,710 Sq Ft**

Investment  
**Mixed Use**

Location  
**Prominent**

3 & 3a The Bridge is situated in the parish of St Sampson in the heart of Guernsey's second main retail centre. The property comprises a retail unit on the ground floor and an office at first floor level.

## LOCATION

3 & 3A The Bridge is situated in the parish of St Sampson in the heart of Guernsey's second main retail centre. Being positioned along the main parade, it benefits from good levels of footfall, passing trade and a good provision of onstreet parking immediately outside.

Other occupiers nearby include Costa Coffee, Boots, Lloyds Bank, Northside Chip Shop, as well as a number of other independent retailers.

Whilst the surrounding area already enjoys predominantly high density residential usage, the planned residential and commercial redevelopments of Leale's Yard and the former Saltpans Data Park (now owned by the Guernsey Housing Association) will increase surrounding population density. These two developments alone propose more than 500 new homes.

The Subject Property's position means that a wide range of alternative uses could be considered, including medical uses and those from within the hospitality sectors.



## DESCRIPTION

3 & 3A The Bridge is a mid-terraced two storey property comprising two units, a ground floor retail unit and a first floor office with storage and ancillary accommodation.

The retail unit is accessed from street level and has been fitted with a suspended ceiling, LED lights, carpeted floors and a WC. The retail unit is currently let to a local clothes retailer, Shoestring, by way of an internal repairing lease expiring on 24 May 2029 and at a rent of £40,000 per annum.

Also accessed from street level but via a set of stairs leading to the first floor is an office which has been refurbished to provide predominantly open plan offices fitted with suspended ceiling, LED lighting, carpet tiled flooring, perimeter trunking, air-conditioning, a passenger lift, kitchenette and toilet facilities. It also has the benefit of ample storage accommodation, including safes. The office is currently vacant.

## ACCOMMODATION

The property is approximately 5,803 sq ft and comprised the following:

Description		Area (Sq ft)
3a - Ground Floor Shop	Retail	1,734
3a - Ground Floor Store	Retail	341
3 - Basement	Storage	440
3 - Ground Floor Storage	Storage	242
3 - First Floor Office	Office	1,445
3 - Ancillary	Storage	1,028
<b>Total</b>		<b>5,230</b>

## TENURE

Freehold.

The property is available to purchase.

A letting of the first floor office and ancillary accommodation will also be considered.

## PRICE

The property is available to purchase at £950,000 (nine hundred and fifty thousand pounds).

## LEGALS

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

## TIMING

The property is available to purchase immediately.









## 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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