

# 3 Market Street

St Peter Port, Guernsey

## Central Retail Unit



Total Space  
**512 Sq Ft**

Location  
**Central Position**

Facilities  
**Kitchenette & WC**

Window Frontage  
**Excellent**

Rent  
**On Application**

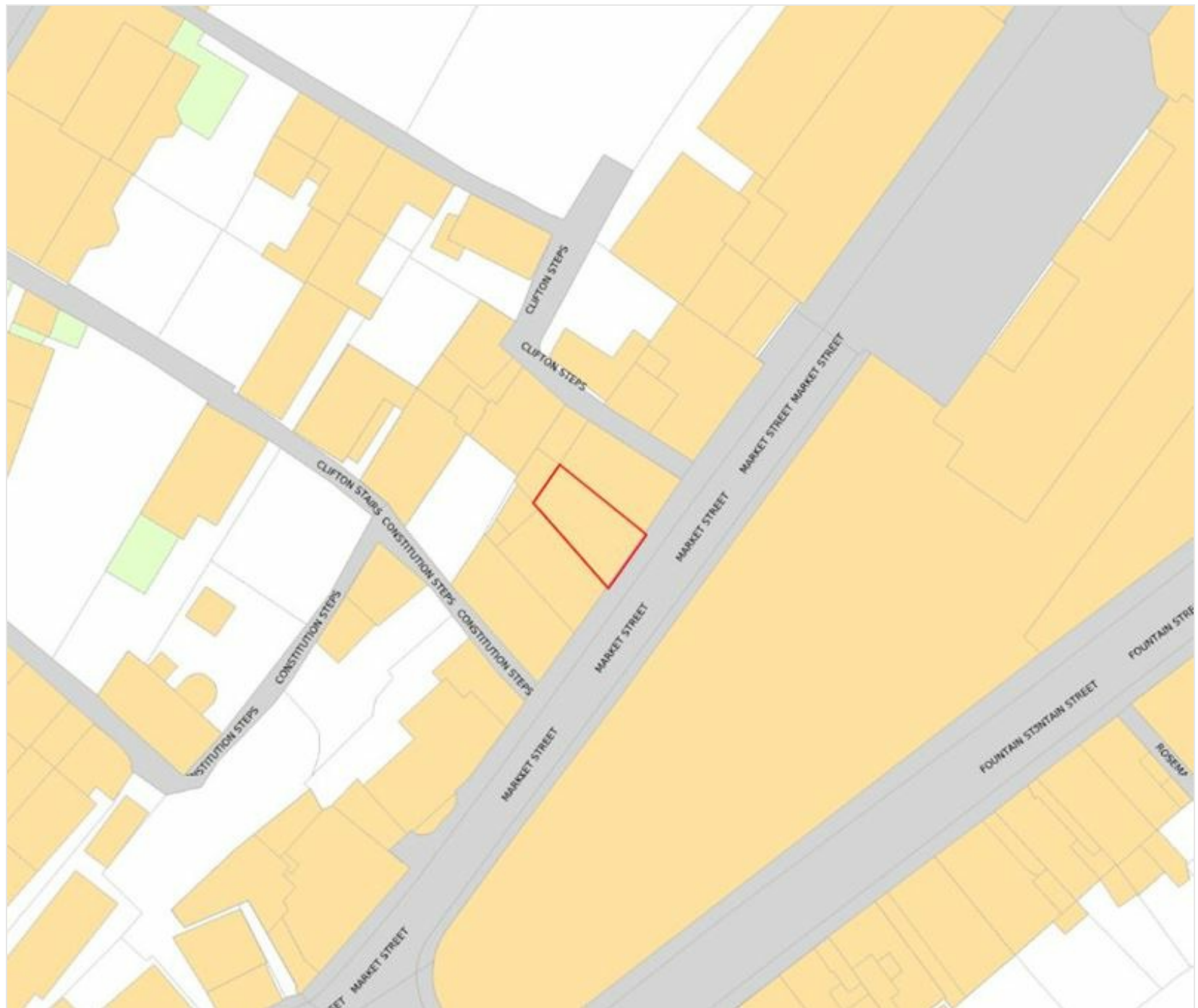
Availability  
**Q1 2026**

3 Market Street occupies a central position in the centre of St Peter Port. Arranged over a single level, it offers well-presented accommodation with good frontage and a dedicated WC and kitchenette.

## LOCATION

3 Market Street is situated in the centre of St Peter Port, in close proximity to the Albert Pier Public Car Park, the High Street and main retail area. Being a short walk to the main bus terminus, the premises is ideally positioned for those wishing to benefit from a prominent and convenient location.

Other retailers in the vicinity include New Look, Lola, Specsavers, Sports Direct, Mountain Warehouse and Alba. Frequent community activities and eateries in the Market Square also create a vibrant and busy location.



## DESCRIPTION

The retail accommodation is arranged over a single floor at ground level and is accessed directly from Market Street.

The premises is well-presented and has been fitted with a painted concrete floor, suspended ceiling and fluorescent lighting. It has a ceiling height of approximately 2.6m and there is a store / kitchenette and WC at the rear of the premises.

## ACCOMMODATION

The premises provides approximately 512 sq ft of accommodation and is arranged over a single floor. It comprises the following:

Area	Sq ft
Retail	471
Store / Kitchenette	41
<b>Total</b>	<b>512</b>

## TENURE

Leasehold.

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

## RENT

The rent for the premises is available upon application.

## AVAILABILITY

The premises is available to rent from Q1 2026.

## 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.