

# 32 Fountain Street

32 Fountain Street, St Peter Port, Guernsey

## Central Retail Unit



Total Space  
**415 Sq Ft**

Location  
**Central**

Frontage  
**Excellent**

Arrangement  
**Ground Floor**

Condition  
**Well Presented**

Available  
**Immediately**

32 Fountain Street is a ground floor premises in a central town location. It is well presented and benefits from a large window frontage on a busy main road.

## LOCATION

32 Fountain Street is centrally located in St Peter Port, in close proximity to the Market Buildings, the Commercial Arcade and the High Street.

It also sits within walking distance to the public car park on Albert Pier and the bus terminus.

Other retail occupiers in the near vicinity include Sports Direct, New Look, Specsavers, The Coop and Hansa Wholefoods.



## DESCRIPTION

The retail unit at 32 Fountain Street is accessed directly from Fountain Street and provides a self contained retail unit.

It has the benefit of a large window display which is suitable for the display of goods or corporate branding. This is attractive given the property's position on a busy main road.

Internally, the unit is fitted with wood effect laminate floors, halogen spot lights, power sockets and its own kitchenette and WC.

## ACCOMMODATION

The premises provides approximately 415 sq ft of accommodation and is arranged over a single floor. It comprises the following:

| Description  | Area (sq ft) |
|--------------|--------------|
| Retail       | 365          |
| Kitchenette  | 50           |
| <b>Total</b> | <b>415</b>   |

## TENURE

Leasehold.

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

The owner will also consider a sale of the freehold. Further details are available upon request.

## RENT

The rent for the premises is available upon application.

## AVAILABILITY

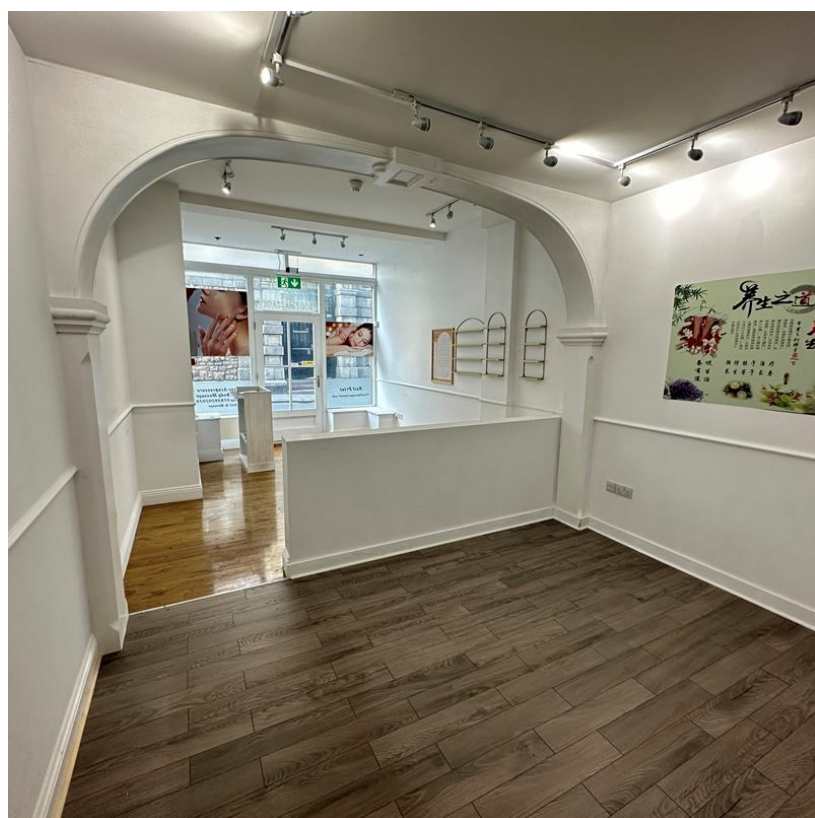
The premises is available to rent immediately.

## LEGALS

All terms are subject to contract.

Each party shall bear their own legal costs in connection with this transaction.





## Our Services

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### 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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