

# 32 Fountain Street UNDER OFFER

32 Fountain Street, St Peter Port, Guernsey

Central Retail Unit

Price on Application



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:

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

## TENURE

Freehold.  
The property is available to purchase.

The owner will also consider a leasehold for the premises. Further details are available upon request.

## PRICE

The price for the property is available on request.

## AVAILABILITY

The premises is available to purchase immediately.

## 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.



### 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.

### Premier Inn

FURTHER  
INFORMATION  
& VIEWING

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