

# 6 Victoria Road

St Peter Port, Guernsey

## Retail Unit

Rent on Application



Total Space  
**898 Sq Ft**

Retail  
**785 Sq Ft**

Ancillary  
**113 Sq Ft**

Location  
**Outskirts of Town**

Window Frontage  
**Good**

Available  
**Immediately**

6 Victoria Road is situated at the lower end of Victoria Road, a short distance from Trinity Square and the Old Quarter of St Peter Port. The retail accommodation is well-presented, has a good frontage and benefits from storage, kitchenette and WC facilities.

## LOCATION

The available property is situated at the lower end of Victoria Road, a short distance from Trinity Square and the Old Quarter of St Peter Port. It is therefore a short walk from the High Street and the amenities it has to offer.

Other occupiers in the vicinity include Two Frenchies, Millard & Co, Trinity Stores, Contree Mansell Stores, Ashanti Piercing. A number of restaurants and office buildings are also located close by.



## DESCRIPTION

The premises is a ground floor retail unit accessed directly from Victoria Road. It provides well presented retail accommodation which is offered in a predominantly open plan layout but with a store, kitchenette and WC installed. The premises is fitted with wooden flooring, suspended ceiling and LED light panels. It also has a large window frontage for the display of goods and/or corporate branding.

## ACCOMMODATION

The property provides approximately 898 sq ft of accommodation. This comprises the following:

| Floor        | Area (sq ft) |
|--------------|--------------|
| Retail       | 785          |
| Store        | 80           |
| Kitchenette  | 33           |
| <b>Total</b> | <b>898</b>   |

## TENURE

Leasehold.

The property is available to rent by way of an assignment of an existing lease or a sublease from the existing tenant.

## RENT

The rent for the property is available upon application.

## AVAILABILITY

The property is available to rent immediately.

## LEGALS

All terms are subject to contract.

Each party is to bear its own costs in respect of the 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

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