

Les Petites Mielles

L'Islet, St. Sampson, Guernsey

Out of Town Retail



Total Space
410 Sq Ft

Location
Out of Town

Condition
Well Presented

Car Parking
2 On Site Spaces

Available
Immediately

Rent
£15,000 per annum

Les Petites Mielles occupies an out of town location. The available premises is on the ground floor and offers great window frontage. It has the added benefit of 2 onsite car parking spaces.

LOCATION

The premises is located on Les Petites Mielles in St Sampson. It is therefore situated within in a popular local centre, in close proximity to the beaches of the west coast.

Other occupiers within the vicinity include Marks & Spencer, Freedom Surf Shop, L'islet Foodhall, Expressions Hair Studio and Oatlands.



DESCRIPTION

The premises is located on the ground floor and comprises approximately 410 sq ft of retail accommodation including an office and a store. The retail accommodation is divided into two areas connected by a stepped archway with the front area benefiting from good window frontage. To the side of the front retail section is an office and store and to the rear are wc facilities.

The unit is being offered in move in condition and is fitted with wood effect flooring, directional spot lights and three phase electricity as well as electric radiators.

The premises also benefits from two onsite car parking spaces located directly outside of the unit and available during office hours.

ACCOMMODATION

The property provides approximately 410 sq ft of accommodation. This comprises the following:

Description	Area (sq ft)
Front Retail	203
Rear Retail	112
Office	91
Store	4
Total	410

RENT

The rent for this property is £15,000 per annum. TRP and utilities are payable in addition.

AVAILABILITY

The premises is available to rent immediately.

TENURE

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

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

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