

16 Commercial Arcade

16 Commercial Arcade, St Peter Port, Guernsey

Investment Opportunity

Priced to Sell



Total Space
1,140 Sq Ft

Location
Central

Frontage
Prominent

Potential to buy
Adjacent Building

Opportunity for
Owner Occupiers

Availability
Immediately

This centrally located retail unit is let by way of a lease expiring on 31 May 2028. Offering accommodation arranged over five floors, it is available to purchase for £430,000.

LOCATION

16 Commercial Arcade is situated in a central and sought after retail location, on the outer arm of the Commercial Arcade. This is a busy pedestrianised thoroughfare linking Market Square to the High Street and Church Square.

Other occupiers in the immediate vicinity include Toni & Guy, Hotel Chocolat, Sports Direct, Mappin & Webb, Trespass, Specsavers, Guernsey Post and many other independent retailers.



DESCRIPTION

16 Commercial Arcade is a retail unit set over five floors. This includes a basement and attic.

The ground and first floors are currently being traded from, whereas the basement, second and attic floors are being utilised for ancillary storage / office purposes.

The retail elements are fitted with wood flooring and ceiling hung directional lighting. The property also benefits from a highly visible shop front with large display window which is ideal for the display of goods or corporate branding.

ACCOMMODATION

14 Commercial Arcade provides 1,140 sq ft of retail accommodation. This comprises the following:

Floor	Area (sq ft)
Ground	249
First	205
Second	238
Attic	118
Basement	330
TOTAL	1,140

TENANCY

The property is currently let and income producing. The current lease is due to expire on 31 May 2028, with the tenant paying £11,000 per annum, subject to annual GRPI reviews, with either party having the ability to terminate with six month's notice.

For further details on the tenancy, please contact Watts Property.

TENURE

Freehold.

The price of the property is available on application

AVAILABILITY

The property is available to purchase immediately.

LEGALS

Each party is responsible for its own legal costs.
All terms are subject to contract.





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.

FURTHER INFORMATION & VIEWING

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