# Clifton, Clifton Steps

St Peter Port, Guernsey

## Centrally Located Unit

£95,000



Total Space
**157 Sq Ft**

Location
**Central Position**

Condition
**Well Presented**

Window Frontage
**Good**

Availability
**Immediately**

Clifton is centrally located on Clifton Steps in St Peter Port. Arranged over a single level, it offers well-presented accommodation with a good window frontage.

Watts Property Consultants Ltd, One High Street, St Peter Port, Guernsey, GY1 2LZ

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Registered in Guernsey, number 50723

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## LOCATION

Clifton is centrally located and is situated approximately half way up Clifton Steps, in the centre of St Peter Port. It can therefore be accessed from either Market Street or Clifton.

The property therefore lies in close proximity to the main retail pitches on the High Street and the Market Buildings. Other amenities in the vicinity include a taxi rank, the Albert Pier public car park and the long stay public car parking along the South Esplanade, Castle Pier and Havelet. Short term, on-street, car parking is also available nearby.




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## DESCRIPTION

The property is arranged over a single floor and is accessed directly from Clifton Steps. It is well-presented and has been fitted with carpeted floors, florescent lighting and power sockets. There is also a large double glazed uPVC window which provides the occupier with an opportunity to display goods or corporate branding.

The property also has a fitted WC but it needs to be connected to the mains water supply and meter. The majority of the pipes are however already in place.

## ACCOMMODATION

The premises provides approximately 157 sq ft of accommodation on a net internal area basis but it also has a lobby and WC. The total floor area is therefore 206 sq ft which includes the following:

| Area | Sq ft |
|---|---|
| Premises | 157 |
| Lobby | 27 |
| WC | 22 |
| **Total** | **206** |

## TENURE

Freehold.
The property is available to purchase with vacant possession.

## AVAILABILITY

The property 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.



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# 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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