23 Commercial Arcade

23 Commercial Arcade, St Peter Port

First Floor Premises

£12,000 per annum



Total Space
351 Sq Ft

Treatment Room 1
112 Sq Ft

Treatment Room 2
104 Sq Ft

Reception
118 Sq Ft

Tea Point
17 Sq Ft

Accommodation
Well-Presented

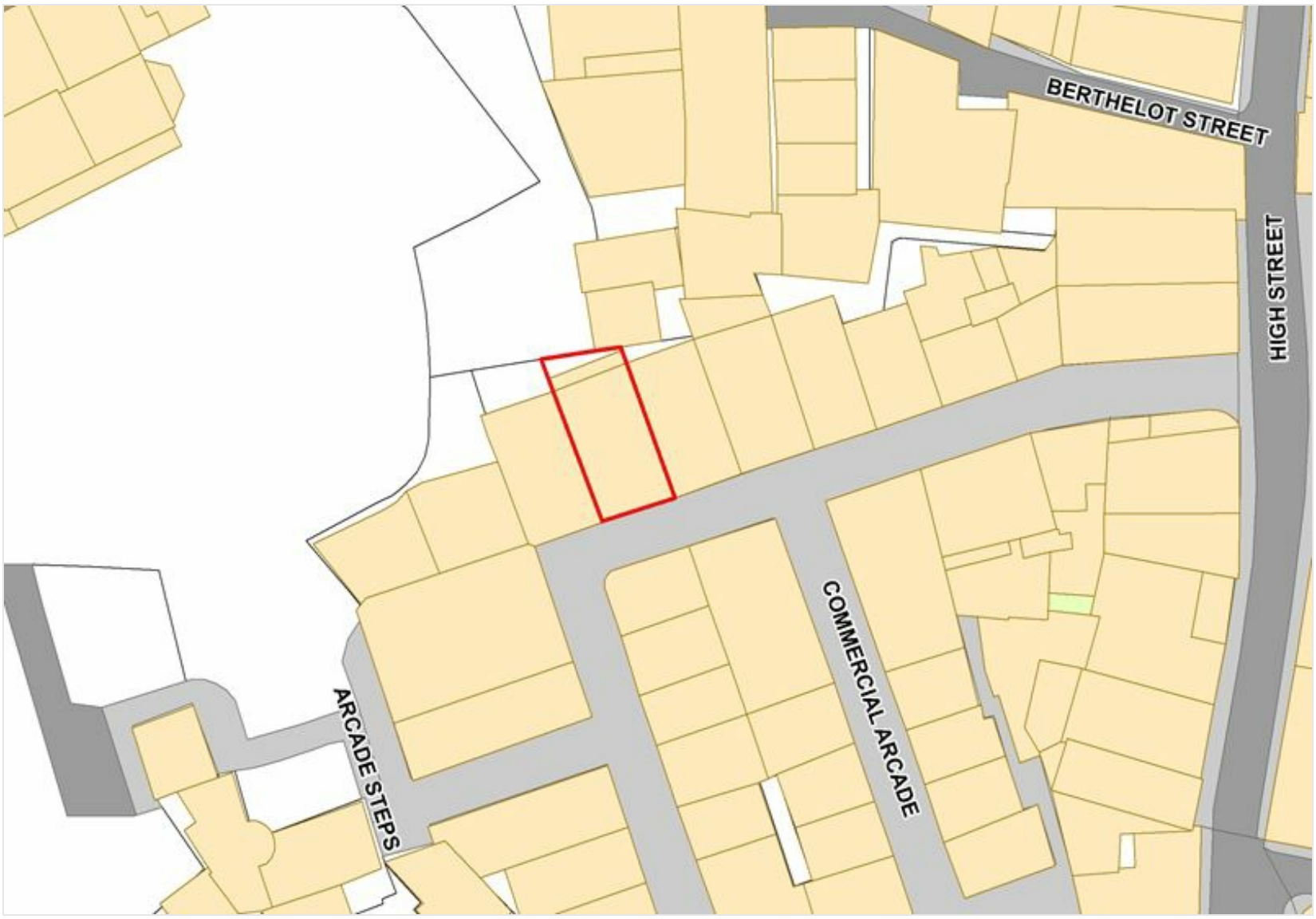
23 Commercial Arcade sits in the heart of St Peter Port. This first floor premises is currently fitted to provide a reception and two treatment rooms together with a tea point and WC.

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LOCATION

The available premises is just off the High Street, in the Commercial Arcade. It therefore sits in the heart of St Peter Port's town centre, in a busy pedestrianised thoroughfare linking the High Street to Market Square.

Neighbouring occupiers include Toni & Guy, Hotel Chocolat, Trespass, Mappin & Webb and Dix Neuf. It is also in close proximity to the Albert and Crown Pier public car parks as well as the Bus Terminus.



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DESCRIPTION

The available premises is set over the first floor of 23 Commercial Arcade. It is accessed directly off street level via a shared entrance and stairwell.

The accommodation is well presented and offers well proportioned accommodation arranged over three rooms. These have been fitted with carpet flooring, wall mounted radiators, directional spotlight lighting and power sockets. The premises also has the benefit of a dedicated tea point and WC.

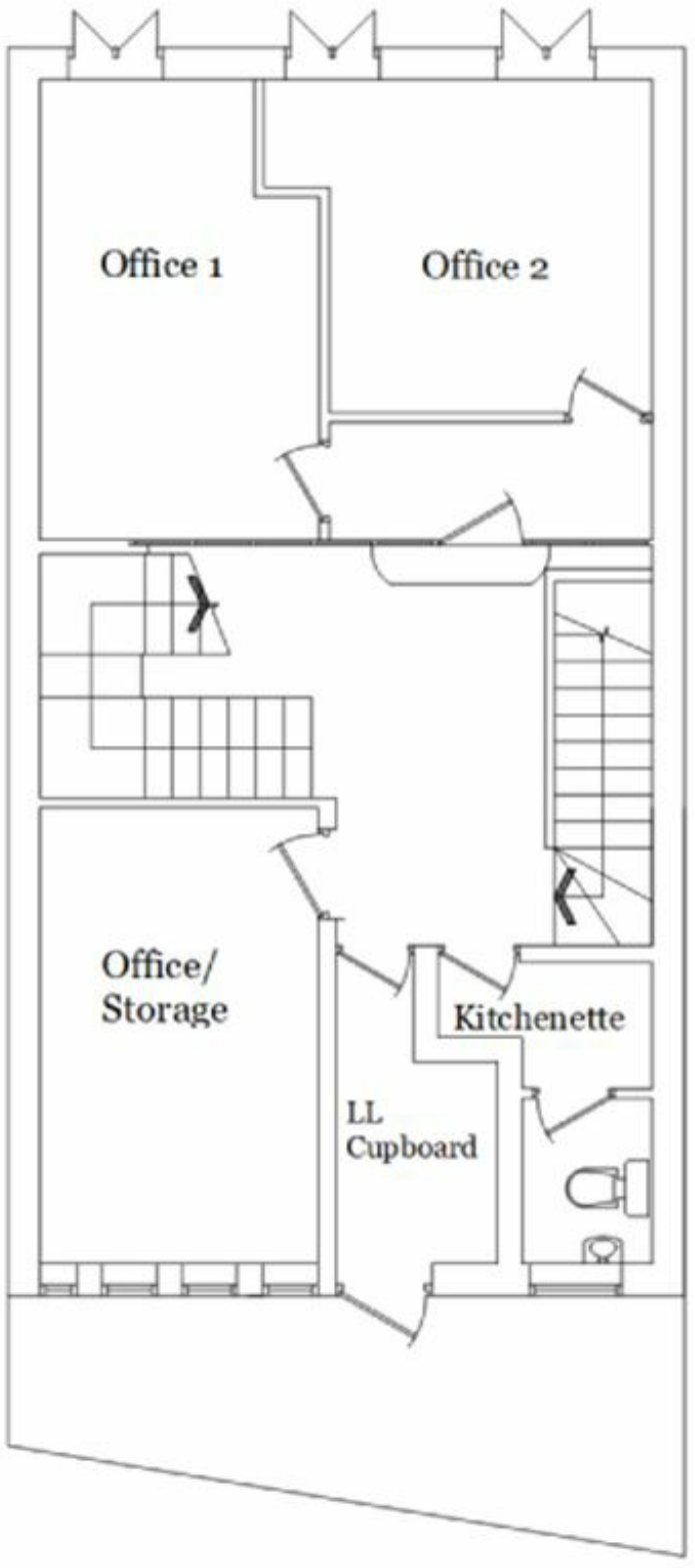
The main room has been split to create two treatment rooms but this was originally a single open plan room and, if required, can be reinstated as such. The third room is currently utilised as a reception.

ACCOMMODATION

The premises provides approximately 351 sq ft of accommodation. This comprises the following:

Floor	Area (sq ft)
Reception	17
Treatment room 1	118
Treatment room 2	112
Tea Point	17
Total	**351**

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TENURE

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

RENT

The rent for the premises is £12,000 per annum which is inclusive of service charge, building insurance and water.

Tenants will be responsible for the tax on real property and electricity consumed within the premises.

AVAILABILITY

The premises is available to rent 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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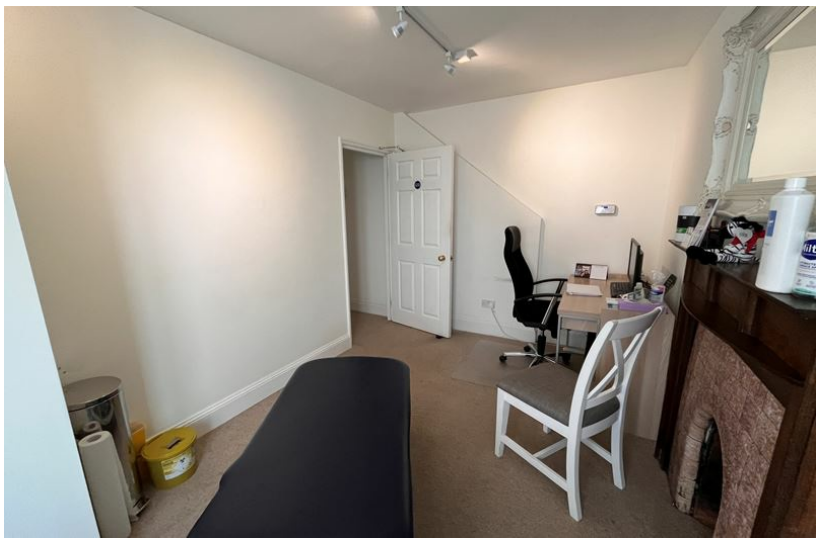
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Our Services

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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