

33 Le Pollet

St Peter Port, Guernsey

Prime Retail Unit

Available from Oct 2026



Total Space
623 Sq Ft

Ground Floor
208 Sq Ft

First Floor
215 Sq Ft

Lower Ground Floor
200 Sq Ft

Location
Prime

Rent
Upon Application

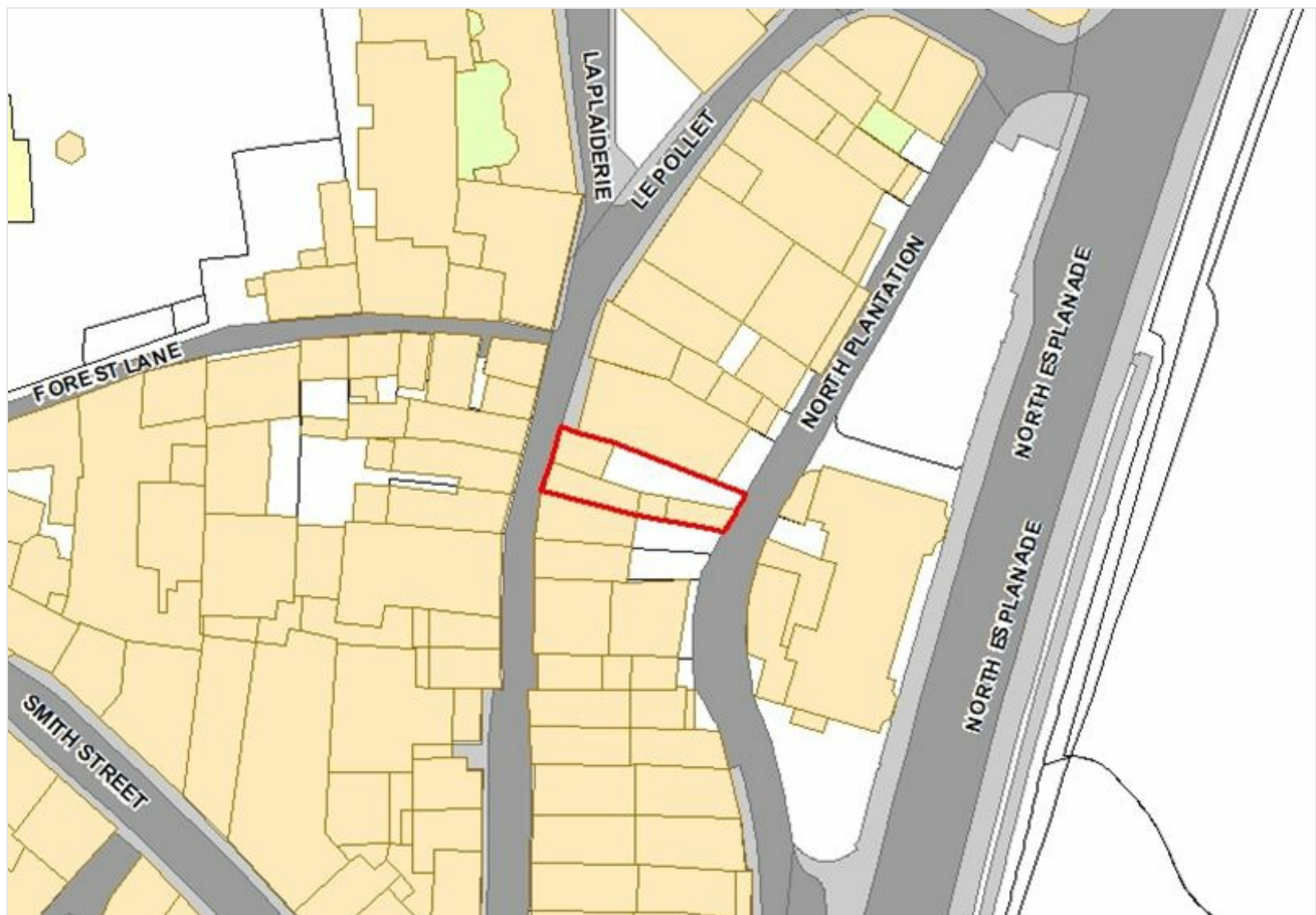
33 Le Pollet is located in the prime retail pitch in the heart of St Peter Port's town centre. It enjoys high levels of footfall and benefits from a prominent frontage.

LOCATION

33 Le Pollet is situated on the eastern side of Le Pollet, a natural extension to the High Street.

It occupies a prime position on a pedestrianised street where footfall is high. It also sits within walking distance to the North Beach and Crown Pier public car parks.

Other occupiers in the immediate vicinity include Boots, Next, The Card Factory, Holland & Barrett, White Stuff, Lloyds Bank and Moores Best Western Hotel, as well as other well known national brands and local boutique retailers.



DESCRIPTION

33 Le Pollet is accessed directly off street level and occupies a prime position. It is arranged over lower ground, ground and first floors of the building and is offered for sole occupation.

The retail accommodation is at ground level and is well presented and currently fitted with wood effect flooring, a fixed ceiling and LED lighting.

The lower ground floor and first floors are accessed by way of an internal spiral staircase and comprises storage, office and ancillary accommodation such as a WC.

ACCOMMODATION

The premises provides approximately 623 sq ft of accommodation. This is arranged as follows:

Floor	Description	Area (sq ft)
Lower Ground Floor	Storage	200
Ground Floor	Retail	208
First Floor	Office	215
Total		623

TENURE

Leasehold.

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

AVAILABILITY

The premises is available to rent from 1 October 2026.

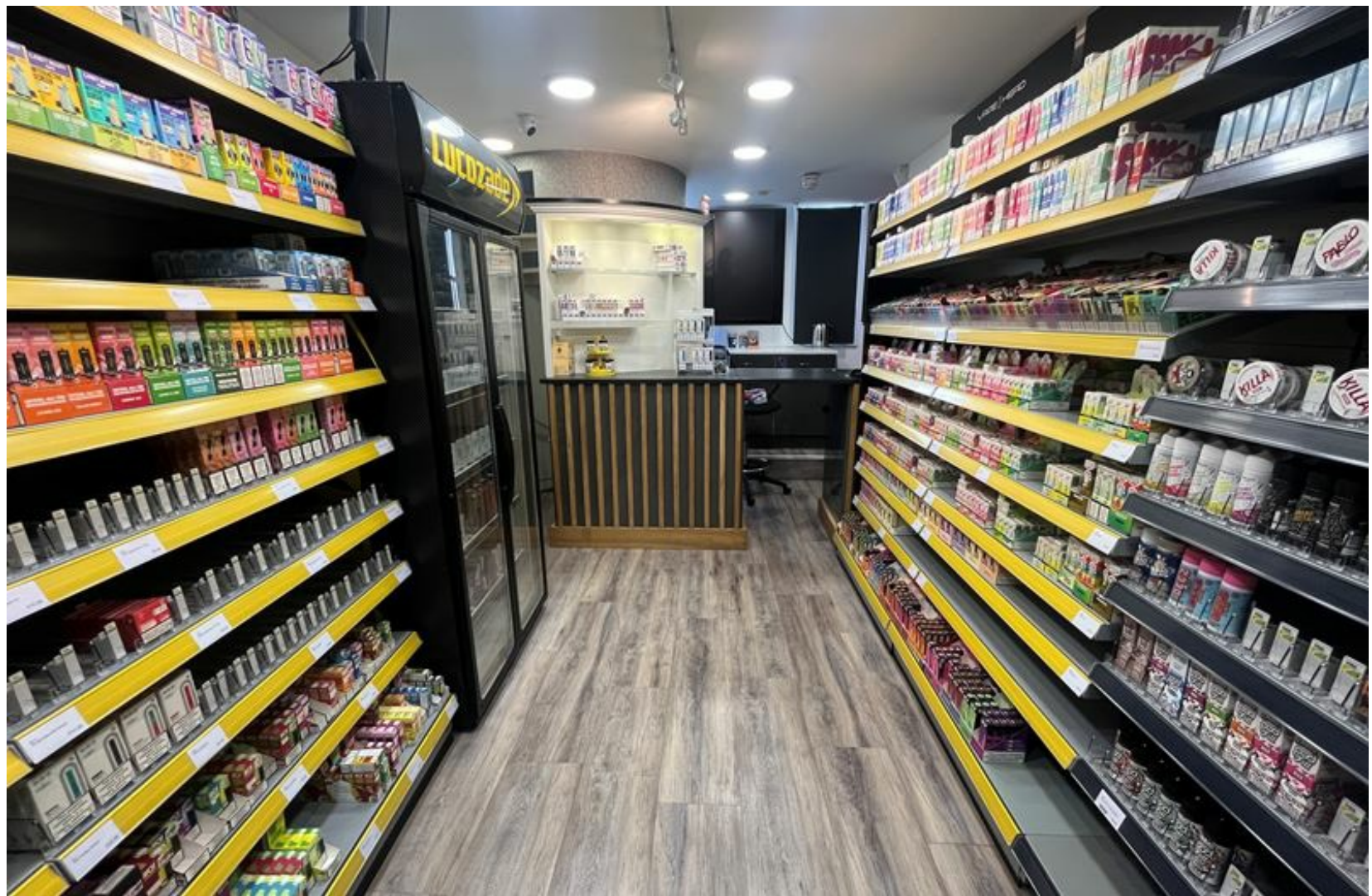
RENT

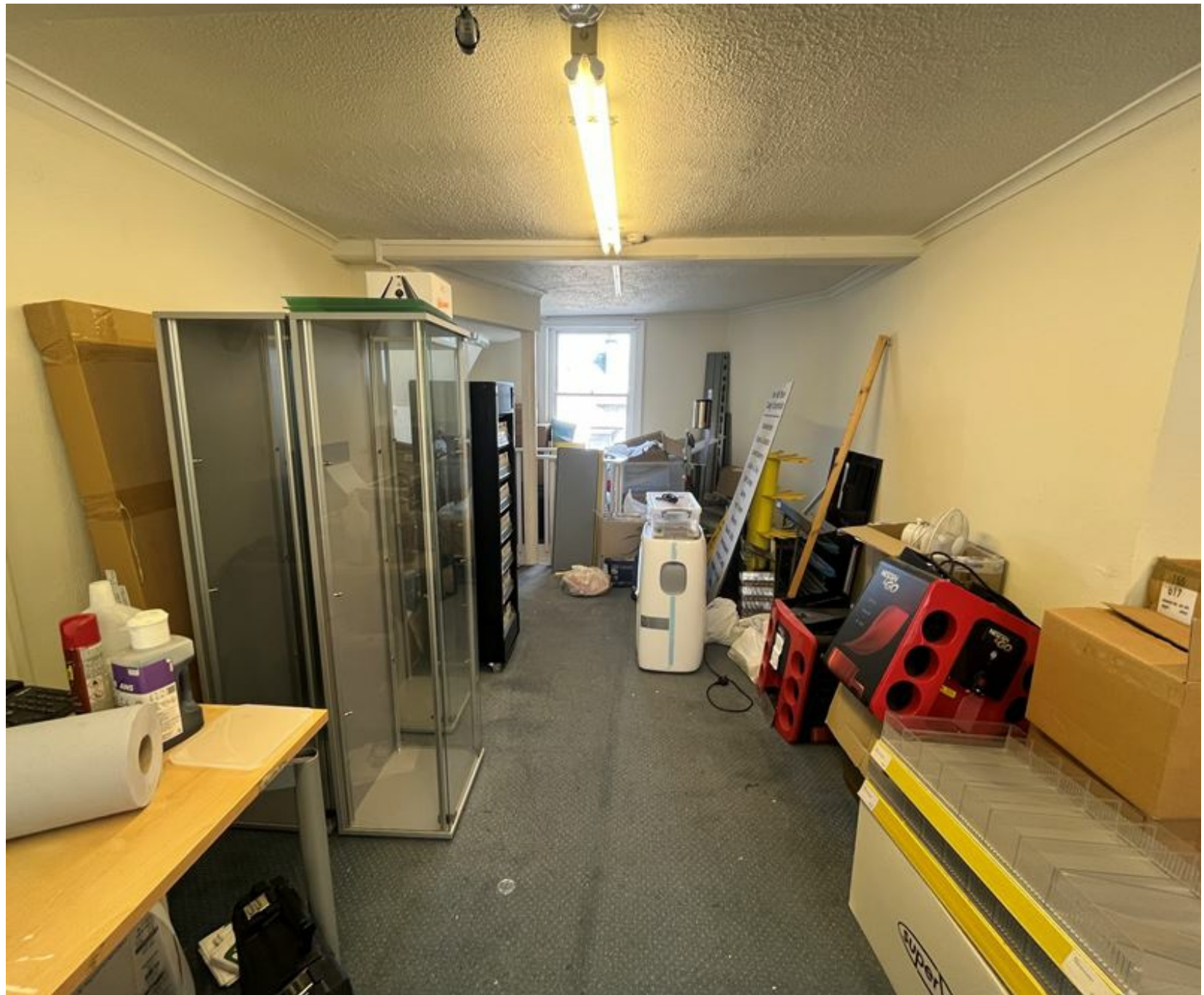
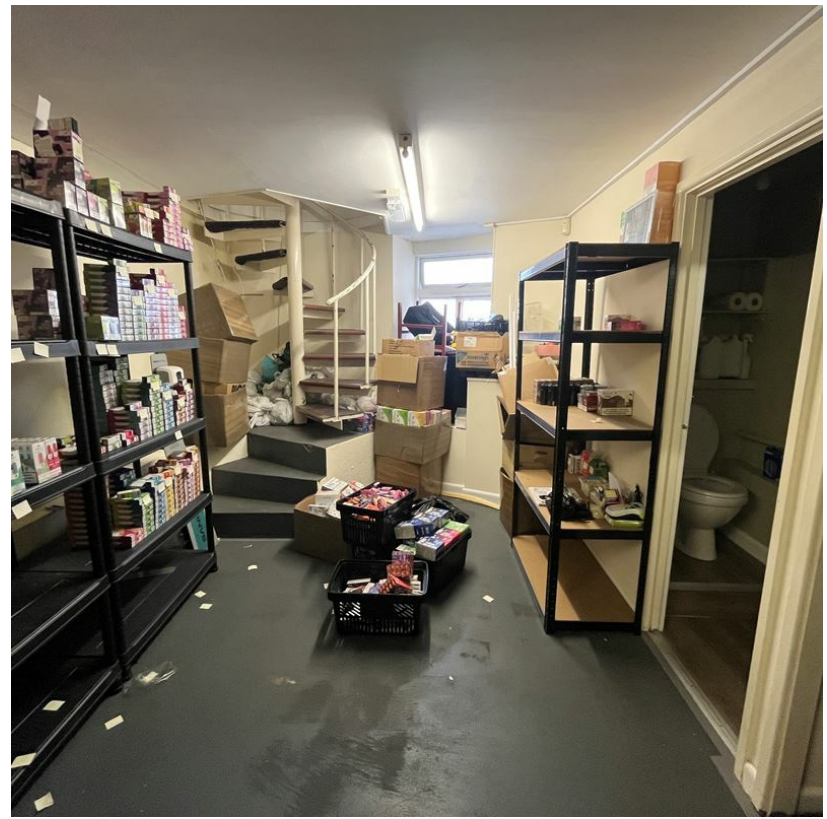
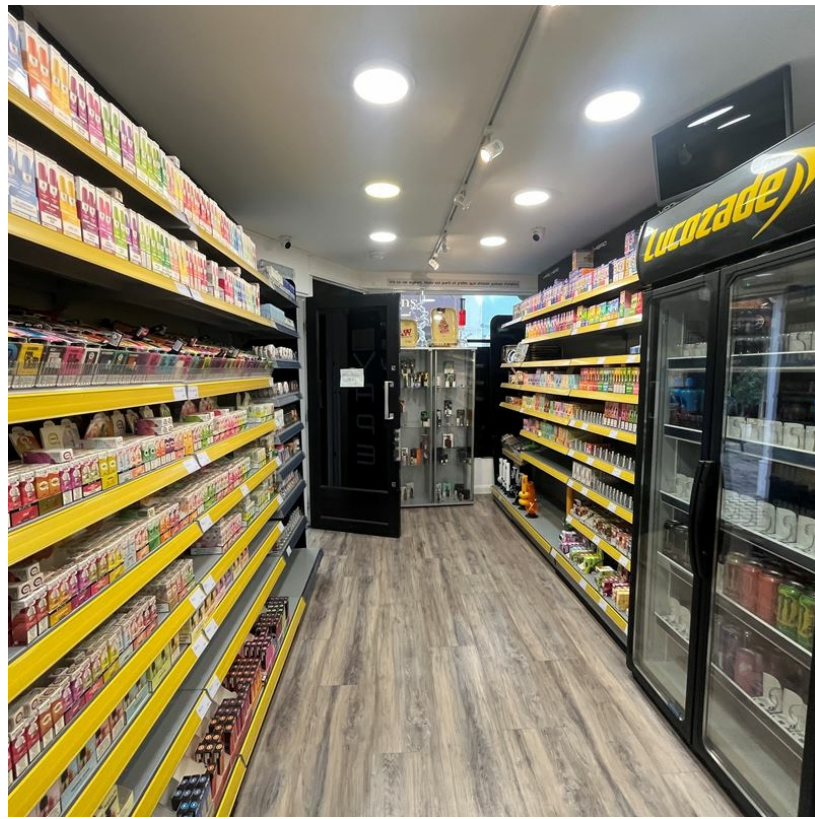
The rent for the premises is available upon application.

LEGALS

All terms are subject to contract.

Each party shall bear their own legal costs in connection with this transaction.





Our Services

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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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