

# 3 Lower Pollet

3 Lower Pollet, St Peter Port Guernsey

## Prominent retail unit



Total Space  
**827 Sq Ft**

Location  
**Central**

Frontage  
**Excellent**

Condition  
**Fully fitted**

Availability  
**Immediately**

Rent  
**Upon application**

Highly prominent retail unit in the heart of St Peter Port, in a fully fitted condition, available immediately.

## LOCATION

3 Lower Le Pollet sits in a highly prominent location between Le Pollet and St Julian's Avenue, conveniently positioned in the heart of St Peter Port town centre. Given its proximity to the central office district, the North Beach Car Park and the main retail pitch, it has excellent levels of footfall and also benefits from high percentage of office workers in the vicinity.

There is also a mixture of national and independent retailers nearby and also a good mix of restaurants, bars and other hospitality related businesses.

## DESCRIPTION

The Premises are light and airy and provide a regularly shaped unit, which is fully fitted with suspended ceiling, air conditioning, LED lighting, integrated speakers and vinyl flooring. In addition, it has the benefit of a rear storage area / office and independent wcs. To the rear, there is also an external secure area which is useful for additional storage

## ACCOMMODATION

The Premises comprises approximately 827 sq ft

## TENURE

The Premises are currently subject to a full repairing and insuring lease expiring on 31 July 2029. It is therefore available by way of an assignment of the exiting lease or a new lease directly with the Landlord.

## RENT

Available upon application. In addition to the rent, the tenant will be responsible for paying the tax on real property, parish rates, building insurance and utilities relating to the premises.

## AVAILABILITY

The premises is available to rent immediately.

## LEGALS

All terms are subject to contract and the landlord's approval.  
Each party is responsible for its own legal costs.







## 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

**Joanna Watts**

MA Cantab MRICS | RICS Registered Valuer  
T: 01481 740071 M: 07781 130686  
E: jo.watts@watts.property

**Wing Lai**

MRICS | RICS Registered Valuer  
T: 01481 740071 M: 07781 412578  
E: wing.lai@watts.property

Every care is taken in the preparation of these particulars, however, Watts Property Consultants Ltd nor its agents nor the vendor are responsible for any errors, omissions or mis-statements contained within them. They do not constitute an offer or contract and no employee of Watts & Co Ltd has the authority to make or give any representation, or warranty in relation to this property. Prospective purchasers and/or tenants should conduct their own investigation before making any agreement to purchase or lease this property. Measurements are given for guidance purposes only and are approximate.