47 Le Pollet

St Peter Port, Guernsey

Prime Retail Unit



Total Space
2,342 Sq Ft

Ground Floor
1,253 Sq Ft

First Floor
609 Sq Ft

Second Floor
480 Sq Ft

Available
Q1 2027

Rent
Upon Application

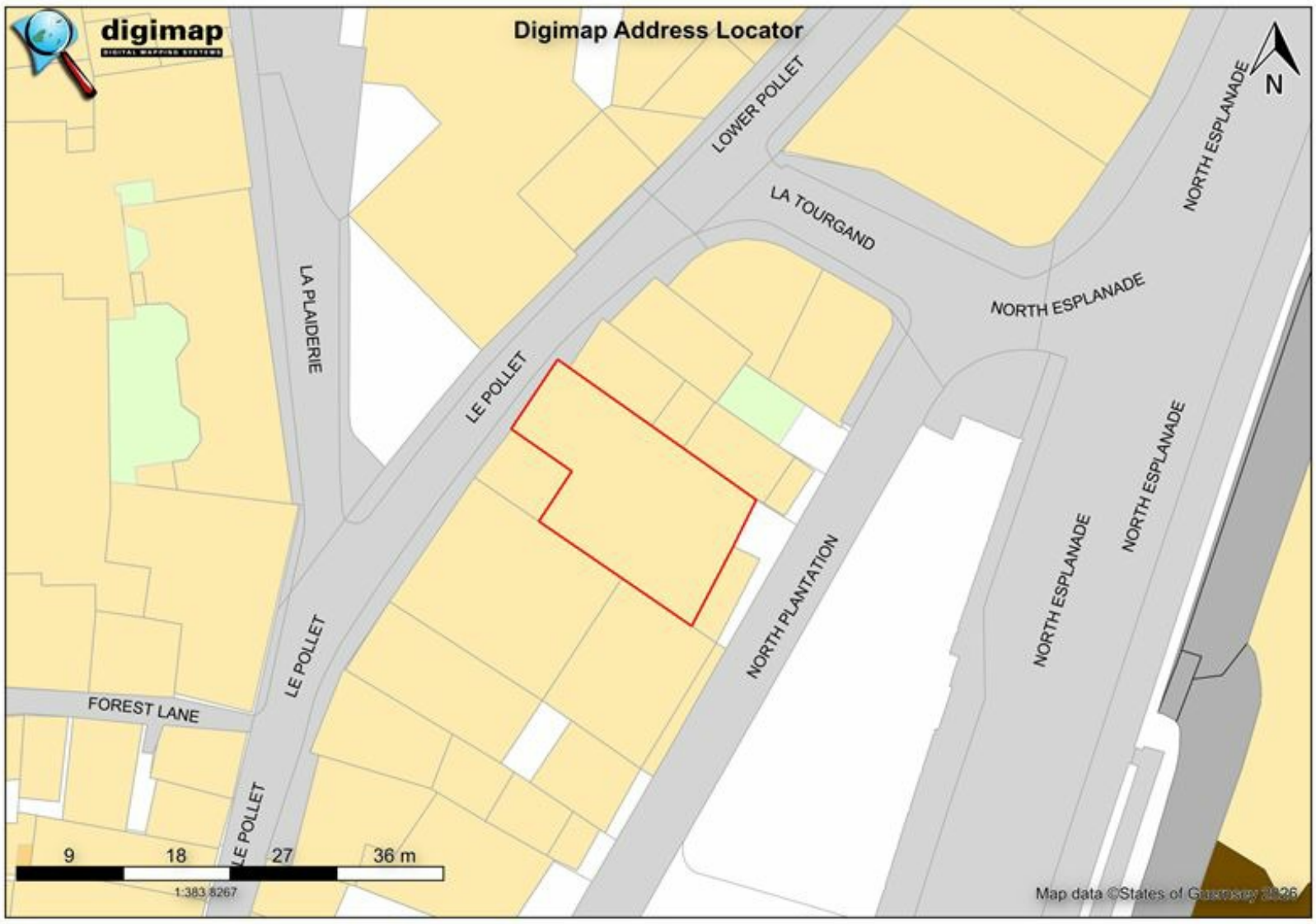
47 Le Pollet is a retail unit arranged over ground, first and second floors. It occupies a prime position and offers regularly shaped retail accommodation in a prime location.

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Registered in Guernsey, number 50723

LOCATION

47 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 close to the North Beach public car park.

Other occupiers in the near vicinity include Next, White Stuff, Moores Best Western Hotel as well as other well known national brands and local boutique retailers.



DESCRIPTION

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

The main retail accommodation is at ground level and offers regularly shaped accommodation with storage and an office.

The upper floors offer additional storage and ancillary accommodation.

It is worth noting the premises has the benefit of sea views over looking St Peter Port's harbour and the neighbouring islands.

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ACCOMMODATION

The premises provides approximately 2,342 sq ft of accommodation. This comprises the following:

Floor	Area (sq ft)
Ground	1,253
First	609
Second	480
Total	**2,342**

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 quarter 1 2027.

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.

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PROPERTY CONSULTANTS

47 Le Pollet

RENT SOLE AGENCY | RETAIL





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Watts Property Consultants are able to offer the full range of commercial property services to meet clients' requirements.



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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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