

## RETAIL SHOP TO LET

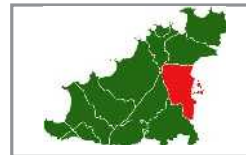
£42,000



RETAIL

16 Le Pollet - Leasehold  
St Peter Port, Guernsey, GY1 1WH

JOINT  
SOLE  
AGENT



Prime Position Retail Shop with attractive Local Market duplex flat

Rent: £42,000 per annum

SUBJECT TO CONTRACT



## SUMMARY

- Prime location in Guernsey's busy High Street/Le Pollet area
- Approx 802 sq.ft of retail space arranged over Ground and First Floors
- Storage on Lower Ground and Second Floors
- New negotiable Internal Repairing and Insuring lease
- No ingoing
- Rent: £42,000 per annum (including Local Market duplex flat)

## LOCATION

Due to the relocation of this successful business, this is a rare opportunity to lease a prominently positioned retail shop in the heart of Guernsey's busy shopping area with a lovely duplex flat above. "16 Le Pollet" is located in between IQ and WH Smith and directly opposite Lexicon.

Other retailers located within the near vicinity include Joules, Next, Swarovski Crystal, Millets and Boots.

## DESCRIPTION

The premises offer approximately 802 sq.ft of retail space arranged over the Ground, and First Floors. Although currently used as storage the Second Floor has retail use class so with the availability of storage in the basement, an incoming tenant would have the option to use the Second Floor as an additional sales area should this be required.

Ground Floor (retail)	414 sq.ft
First Floor (retail)	388 sq.ft
Second Floor (retail or storage)	453 sq.ft
Lower Ground Floor (storage)	200 sq.ft
Total retail & storage	1,455 sq.ft

Stairs lead up to a light and airy 1 bed duplex flat starting at Third Floor level offering a fitted kitchen, shower room with separate WC, utility area and storage. More stairs lead to a beautiful living/dining room on the top floor with stunning views over the harbour and islands.

Both the shop and the flat have been beautifully finished off to a very high standard by the outgoing tenants including attractive wood-effect laminate flooring throughout.



## LEASE

The premises are available by way of a new Internal Repairing and Insuring lease for a negotiable term.

This property is also available freehold for £675,000.

## RENT

The commencing rent is £42,000.00 per annum paid quarterly in advance on the usual quarter days. The rent is subject to three yearly rent reviews calculated on Guernsey RPI.

## AVAILABILITY

The premises are immediately available.

## LEGAL COSTS

Each party to bear their own legal costs.

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### To arrange a viewing:



Call us  
01481 722151



Email Jonathan Harris  
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**SUBJECT TO CONTRACT**