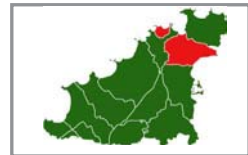


RETAIL SHOP TO LET

£40,000 

RETAIL

4 New Road
St Sampsons, Guernsey, GY2 4QE



Retail Shop located close to The Bridge

Rent: £40,000 per annum

SUBJECT TO CONTRACT

SUMMARY

- Great location close to the busy retail pitch of The Bridge
- 2,412 sq.ft on the ground floor level
- New flexible lease (minimum 9 years)
- No ingoing
- Rent: £40,000 per annum
- Immediately available subject to agreeing terms

LOCATION

This is a good opportunity to lease a retail shop close to Guernsey's busy retail area on The Bridge. The shop is located on New Road approximately 40 metres from the point where New Road meets The Bridge.

The Bridge is rapidly improving as a shopping centre with the new marina recently completed. There are many parking spaces available to the front of the premises with longer term parking located only a short walk away.

Neighbouring businesses include Ray & Scott, Stonelakes Pharmacy, Co-op, Lloyds TSB, HSBC and Natwest Bank.

DESCRIPTION

The premises offer approximately 2,412 sq.ft on Ground Floor level fitted with a suspended ceiling with fluorescent lighting. Whilst predominantly open plan, there is a storeroom/office located to the rear of the premises along with both Male and Female facilities.





Courtesy of Digimap



Swoffers
COMMERCIAL

call 01481 722151
www.swofferscommercial.co.uk

LEASE

A new lease is offered for a flexible term (minimum of 9 years) on Internal Repairing and Insuring terms.

RENT

The commencing rent is £40,000.00 per annum paid quarterly in advance on the usual quarter days, and will be subject to 3 yearly rent reviews at the higher of Guernsey RPI or Market Value.

AVAILABILITY

The premises are immediately available.

LEGAL COSTS

Each party to bear their own legal costs.

To arrange a viewing:



Call us
01481 722151



Email Jonathan Harris
jharris@swofferscommercial.co.uk

Swoffers Commercial for themselves and for the vendor(s) or lessor(s) of this property whose agent they are give notice that:

- 1) These particulars do not constitute, nor constitute any part of, an offer or contract.
- 2) None of the statements contained in these particulars as to the property are to be relied on as statements or representations of fact.
- 3) Any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.
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- 5) These details are believed to be correct at the time of compilation but may be subject to subsequent amendment.

SUBJECT TO CONTRACT



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