

GARAGE WITH RETAIL UNIT TO LET

LET £50,000



Barras Lane Garage
Barras Lane, Vale, Guernsey, GY6 8EH



This is a good opportunity to lease a well known garage located in Vale

LET

SUBJECT TO CONTRACT



SUMMARY

- New lease available (minimum five years)
- Three petrol pumps
- Large retail showroom/shop of 1,626 sq.ft plus office and mezzanine storage
- Available immediately

LOCATION

An opportunity has arisen to lease this well known garage located in Vale. The property is located on Les Barras Lane in between Officepoint and Pavillion Interiors, less than 50 metres west from the point where Les Barras Lane meets Pleinheume Road. Within the near vicinity are businesses such as Elite Business Services Limited, Evans & Co, and Archivist. All of which are located in the Barras Lane Commercial Centre.

DESCRIPTION

The property comprises a site of approximately $\frac{1}{4}$ of an acre and includes a forecourt with 3 petrol pumps, a kiosk, a large showroom, administrative reception area, small office located to the rear of the reception, and a store room accessed via fixed wooden stairs. The forecourt offer ample parking for approximately 20 cars.

ACCOMMODATION

Description	Net Internal Floor Area	
	M2	Sq ft
Showroom/retail	151.01	1,626
Office	12.76	137
Attic	69.39	747
Kiosk	23.92	257
Total Net Internal Areas	257.08	2,767



LEASE TERMS

The property is available by way of a new lease (minimum five years) based on Internal Repairing and Insuring terms.

RENT

The current rental is £50,000 per annum, paid monthly in advance on the 1st of every month.

The rent is subject to upward only rent reviews every year based on the higher of either Guernsey RPI or Market Value.

AVAILABILITY

The premises are immediately available.

LEGAL COSTS

Each party to bear their own legal costs.

LET

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.
- 4) The vendor(s) or lessor(s) do not make or give and neither Swoffers Commercial nor any person in their employment has any authority to make or give, any representation or warranty whatever in relation to this property.
- 5) These details are believed to be correct at the time of compilation but may be subject to subsequent amendment.

SUBJECT TO CONTRACT