

ROYAL TERRACE

**PRIME WATERFRONT, CENTRAL TOWN RETAIL,
FOODSTORE & LEISURE OPPORTUNITIES RANGING
FROM 2,000 SQ FT - 11,000 SQ FT**

GUERNSEY, CHANNEL ISLANDS

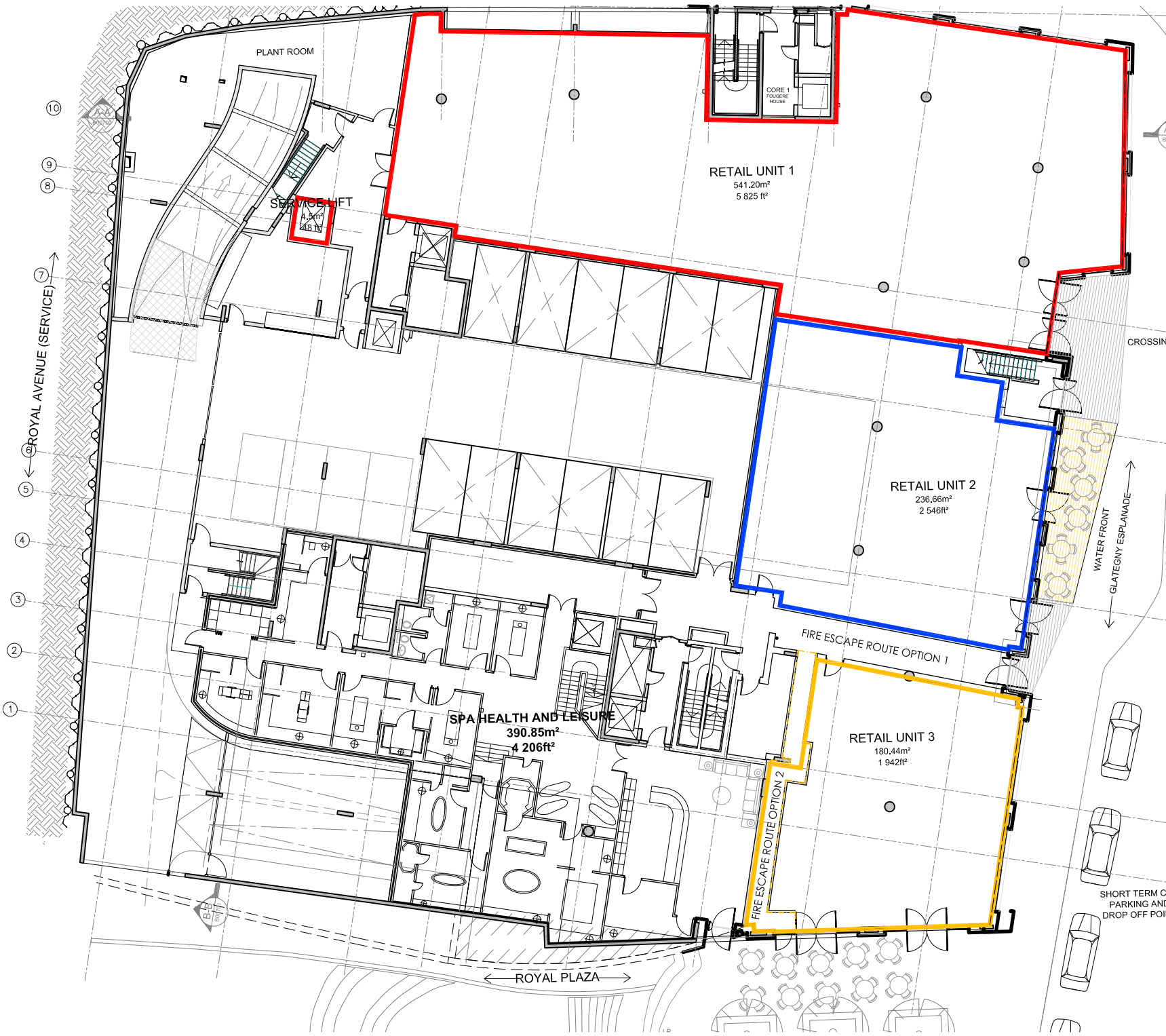
Royal Terrace is a 90,000 sq ft unique mixed use scheme within a stunning Waterfront location within the heart of Guernsey's financial and residential district of St Peter Port with high passing footfall.

Featuring 46 super luxury apartments and 8 superlative penthouses with prices from £500,000 - £6.1m and a luxury spa and fitness facility, Royal Terrace is a prime landmark space development offering an unrivalled opportunity for any select high quality retail offer from 2,000 to 11,000 sq ft.

- Flexible units with scope to combine, available with or without rear Service Yard and Service Lifts
- 2,540 residents and employees on site
- 20,000 + town centre population
- Up to 1,500 public car parking spaces and a further 1,200 private underground and surface spaces in the immediate vicinity
- Further on-site residential development of 64 luxury apartments and prime multi-tenanted office accommodation
- £250 million landmark waterfront development
- Thriving offshore financial centre
- Significant tax benefits
- Located within the prestigious Royal Development, featuring high quality hard and soft landscaping, water features and specially commissioned public art



**LONG PORT
GROUP**



Retail Unit Areas

Option 1	Unit 1	5,825ft ²
	- Retail	48ft ²
	- Service lift	886ft ²
	- Unloading bay (100)	
	Total	6,759 ft²
Option 2	Unit 2	2,547ft ²
Option 3	Unit 3	1,942ft ²
Option 4	Units 1 & 2	9,306ft ²
Option 5	Units 1, 2 & 3	11,248ft ²

Note: There is the scope to join all units together to create c. 11,000 sqft of retail space. If this is your preference, 'Fire Escape Route Option 2' would be used

Retail Unit 1*
c. 6,759 sq ft with retail frontage of c. 35m onto the Waterfront

*Foodstore, which could be combined with Unit 2

Retail Unit 2
c. 2,547 sq ft with retail frontage of c.12m onto the Waterfront

Retail Unit 3
c. 1,942 sq ft with retail frontage of c. 25m onto the Waterfront

RETAIL UNIT 1
541.20m²
5 825 ft²

RETAIL UNIT 2
236.66m²
2 546ft²

RETAIL UNIT 3
180.44m²
1 942ft²

SPA HEALTH AND LEISURE
390.85m²
4 206ft²

PLANT ROOM

CORE 1
FOURIER
HOUSE

SERVICE LIFT

CROSSIN

WATER FRONT
GLATEGNY ESPLANADE

FIRE ESCAPE ROUTE OPTION 1

FIRE ESCAPE ROUTE OPTION 2

SHORT TERM C.
PARKING ANC
DROP OFF POI

ROYAL PLAZA

10
9
8
7
6
5
4
3
2
1

ROYAL AVENUE (SERVICE)



Retail Unit Areas

— Option 6

Unit 4

2,021 ft²

Retail Unit 4
 c. 2,201 sq ft with retail frontage
 of c. 20m onto Royal Avenue



Shell Beach on Herm Island
Image courtesy of VisitGuernsey



THE DEVELOPERS

The Long Port Group is a dynamic property development, regeneration and investment company based in St. Peter Port, Guernsey. It has an outstanding track record in groundbreaking products, securing its reputation as one of the leading developers in the Channel Islands.

Long Port is responsible for the sympathetic regeneration of several historically significant sites in Guernsey.
www.long-port.com

ABOUT GUERNSEY THE CHANNEL ISLANDS

Nestling in the Bay of St Malo, situated approximately 70 miles south of Weymouth and 14 miles from the North West coast of France, Guernsey has easy access to mainland Europe and the UK through regular flights and ferries.

Part of the British Isles, but not part of the United Kingdom or EU, close to France, but English speaking, the island is 24 sq miles with a population of approximately 65,500.

The island offers an unrivalled standard of living with a cosmopolitan community. 20% of all households have an income well in excess of £70,000 per annum. Guernsey enjoys a temperate climate, with mild winters and long warm summers.

TAX BENEFITS

Guernsey is a thriving offshore financial jurisdiction, with over 300 financial sector companies based on the island.

The island enjoys a very simple and gentle taxation system with residents paying income tax at a flat rate of 20%. In addition, Guernsey has no VAT, no capital gains tax, no inheritance tax, no estate duty, no purchase or sales tax, nor capital transfer tax and experiences no pension capping.

Furthermore, the island's worldwide tax capping has been brought down to £100,000 and there is zero corporation tax. All property business taxes are less than 10% of UK mainland equivalent.

There is in excess of \$600 billion on cash deposit and funds under management within the island.

TERMS The premises are available by way of a New Lease for a term of 21 years.

RENT Upon application

RATES Negligible - approximately 3% of the UK equivalent

CONTACT For further information, please contact:



Mark Calder Restaurant Property
D: 020 7935 2225 M: 07880 796 564
E: mark@restaurant-property.co.uk

David Rawlinson Restaurant Property
D: 020 7935 2223 M: 07774 999 911
E: david@restaurant-property.co.uk

Local enquiries



Jonathan Harris Swoffers Commercial
D: 01481 722151
E: jharris@swofferscommercial.co.uk



Steve Brehaut Long Port Group
D: 01481 728724 M: 07781 133 472
E: steve.brehaut@long-port.com

Property Misdescriptions Act 1991/Misdescriptions Act 1967

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