


## RETAIL SHOP FOR SALE

£675,000 

RETAIL

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

 JOINT  
SOLE  
AGENT



Prime Position Retail Shop with attractive Local Market duplex flat

Price: £675,000

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
- Local market 1 bedroom flat on two floors
- Income £42,000 per annum subject to upward only rent reviews

## LOCATION

This is a rare opportunity to purchase 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 and White Stuff.

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 3rd 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.



### TENURE AND PRICE

The property can be purchased for £675,000.

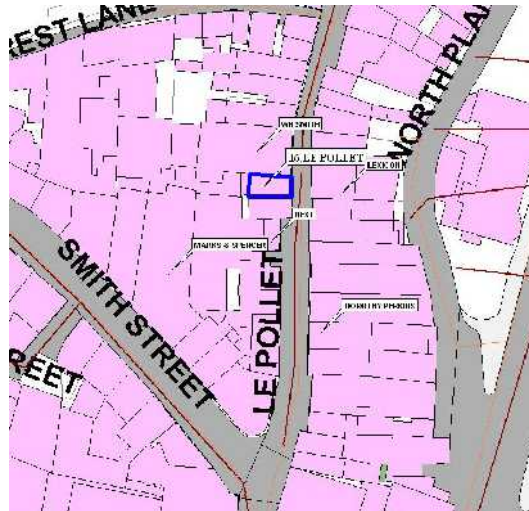
Please note there may also be an opportunity to lease this property. Please call our office for further details.

### 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](mailto:jharris@swofferscommercial.co.uk)

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**SUBJECT TO CONTRACT**