

ROCK

COMMERCIAL
PROPERTY AGENTS

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13 NORTH ESPLANADE

ST PETER PORT, GY1 2LQ

TO LET - £47,000 PER ANNUM

- Set Over 2 Floors
- Central Town Sea Front Location
- Attractive Harbour Views
- Prominant Window Frontage

These details are issued on the implicit understanding that all negotiations will be conducted through Rock Commercial. They have been prepared to give a fair overall view of the property. They should not be considered confirmation of the property's structural condition nor that any services, appliance, equipment or facilities are in good working order. Descriptions are given as an opinion, not as statement of fact and measurements are approximate, as a guide only. Photograph/s show only part/s of the property and it should not be assumed that contents/furnishings/furniture shown are included in the sale. Purchasers/Tenants should seek verification on any points fundamental to a purchase/lease prior to signing any contracts. Whilst we

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LOCATION

13 North Esplanade is located in a prominent sea front location in the heart of St Peter Port next to the Tourist Information Office and several eateries and bars. Located in the immediate vicinity are several short stay car parks as well as long stay parking a short walk away.

ACCOMMODATION

The property comprises of two floors with the ground floor offering a reception area and a corridor to 5 treatment rooms which can be removed, kitchenette and W/C .

The 1st floor has a large room with high ceilings to the front overlooking the St Peter Port Harbour, there are 5 treatment rooms, a kitchenette , shower room, W/C and several storage cupboards to the right of the corridor.

The property is conveniently located and has excellent views of the harbour and castle. It is currently used as a Physiotherapy Practice and it could be used as Retail or Offices subject to change of use.

RENT

£47,000 per annum payable quarterly in advance.

LEASE

Lease agreement expires on 31st July 2023 but the Landlord is willing to grant a longer lease if required.

AVAILABLE DECEMBER 2021

Legal Costs - All terms are subject to contract. Each party is to bear their own legal cost

Ground Floor : 1,175 Sqft

1st Floor : 1,400 sqft approx

Total Sqft: 2,575 sqft

FURTHER INFORMATION AND VIEWING

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