

# 3 & 3A The Bridge

St Sampsons , GUERNSEY



STATUS  
**FOR SALE**

PRICE  
**£950,000**

AREA  
**7,305 SQFT**

## PROPERTY FEATURES

The property is situated on the bridge, a busy local shopping street within the parish of St Sampsons located in the northeast of the island. Overlooking the harbour, the property benefits from good on street parking with the neighbouring occupiers that include Lloyds and HSBC bank, the co-op, Tozers and Stonelake's pharmacy.

**01481 728559**  
HELLO@ROCKCOMMERCIAL.CO.UK

**ROCK**  
COMMERCIAL  
PROPERTY AGENTS

## ACCOMODATION

This mid terraced two storey traditional built property is currently utilised as a shop on the ground floor and is vacant on the first and basement floors which were formerly occupied by a bank. The first-floor benefits from a four-person lift.

## DESCRIPTION

3A- Ground shop- 1,734 SQFT

3A- Ground Store- 341 SQFT

3- Basement- 440 SQFT

3- Ground Store- 242 SQFT

3- First (former Bank) - 1,445 SQFT

3- Ancillary- 1,028 SQFT

## Tenancy

3A the bridge is let to David Alan Perchard t/a Shoestring by way of an internal repairing lease that expires on 24<sup>th</sup> March 2024, with the tenant being responsible for rates and all utilities consumed on the premises, as well as the repair of the shopfront. The Passing Rent of £30,000 per annum is payable quarterly in advance and is not subject to any further reviews.

## VAT

Neither VAT or GST are applicable in Guernsey.

## Legal & Professional Fees

Each party to bear their own costs, whether a transaction arises.

## ARRANGE A VIEWING

For further information and viewing are strictly by appointment. Please contact Rock Commercial as the landlord's agent:

Mr Peter Van de Velde (director)

Telephone: 01481 728559

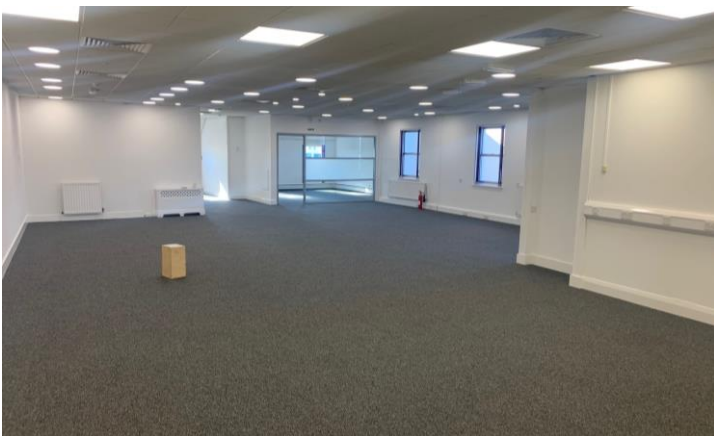
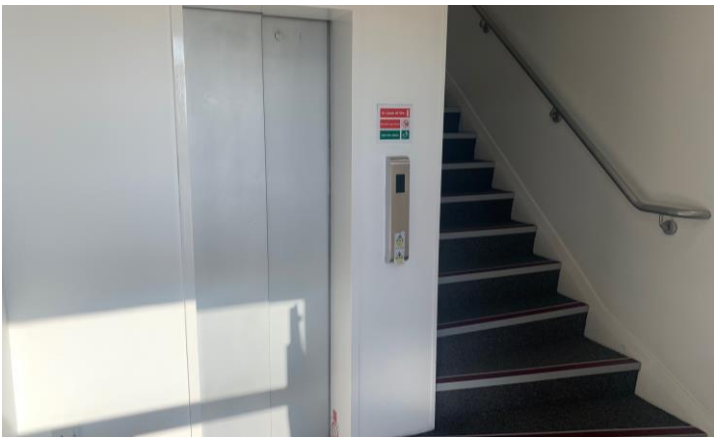
Mobile: 07781 127210

email: [peter@rockcommercial.co.uk](mailto:peter@rockcommercial.co.uk)

Opening hours 8.30am until 5.00pm.  
Viewings out of hours by prior arrangement

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