

# Suites 1 & 2, Victoria House, 29-31 High Street, St Peter Port, Guernsey



STATUS  
**TO LET**

PRICE  
**POA**

AREA  
**SQFT**

## PROPERTY FEATURES

- Heart of St Peter Port town centre
- Prime location on the High Street
- Two independent office suites on the 2<sup>nd</sup> floor available immediately
- Flexible terms
- Stunning sea views from Suite 1

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

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## LOCATION

The property is located in a prime position on the High Street. There are a number of high profile occupiers within the immediate vicinity including Marks & Spencer and Creasey's Department Store, as well as numerous cafes and restaurants. Ideally situated to access all the amenities of the town centre.

## DESCRIPTION

Victoria House is a mixed-use four storey building. It has a retail unit on the ground floor let to Fat Face and is immediately next door to Sure Telecom. It has its own dedicated entrance from the High Street. The two office suites are located on the 2<sup>nd</sup> floor and have a dual aspect with Suite 1 overlooking the Islands and the harbour and Suite 2 overlooking the High Street. Both units have their own front door accessed from a communal stairwell. They have shared use of a WC and shower as well as kitchen facilities on the floor below. Suite 1 has suspended ceilings, wall mounted heating and is refurbished. It also benefits from a dedicated kitchenette area with informal seating taking in the stunning sea views. Suite 2 has a similar specification without the kitchenette.

## ACCOMMODATION

Floor	Sq Ft	Sq M
Suite 1, (2 <sup>nd</sup> )	351	32.64
Suite 2, (2 <sup>nd</sup> )	264	24.52

**Total                    615                    57.14**

## AVAILABILITY

The premises is available to let immediately either for one of the suites or both together.

## PARKING

This office has no demised parking but there are numerous short and long term public parking options available nearby.

## TENURE

The premises is available by way of a lease direct from the landlord.

## RENT

The quoting rent for the office space is available by way of application.

## LEGAL COSTS

Each party to bear their own legal costs and any other costs associated with letting this property.

## CONTACT AND VIEWING

Further information and viewing the offices are strictly by appointment.

Please contact Rock Commercial as the landlord's agent:

Peter Van de Velde  
Tel: 01481 728 559  
Mob: 07781 127210  
email: [peter@rockcommercial.co.uk](mailto:peter@rockcommercial.co.uk)

Or

Alex Titheridge  
Tel: 01481 728 559  
Mob: 07839 189 680  
Email: [alex@rockcommercial.co.uk](mailto:alex@rockcommercial.co.uk)

Viewings are possible out of hours by prior arrangement.

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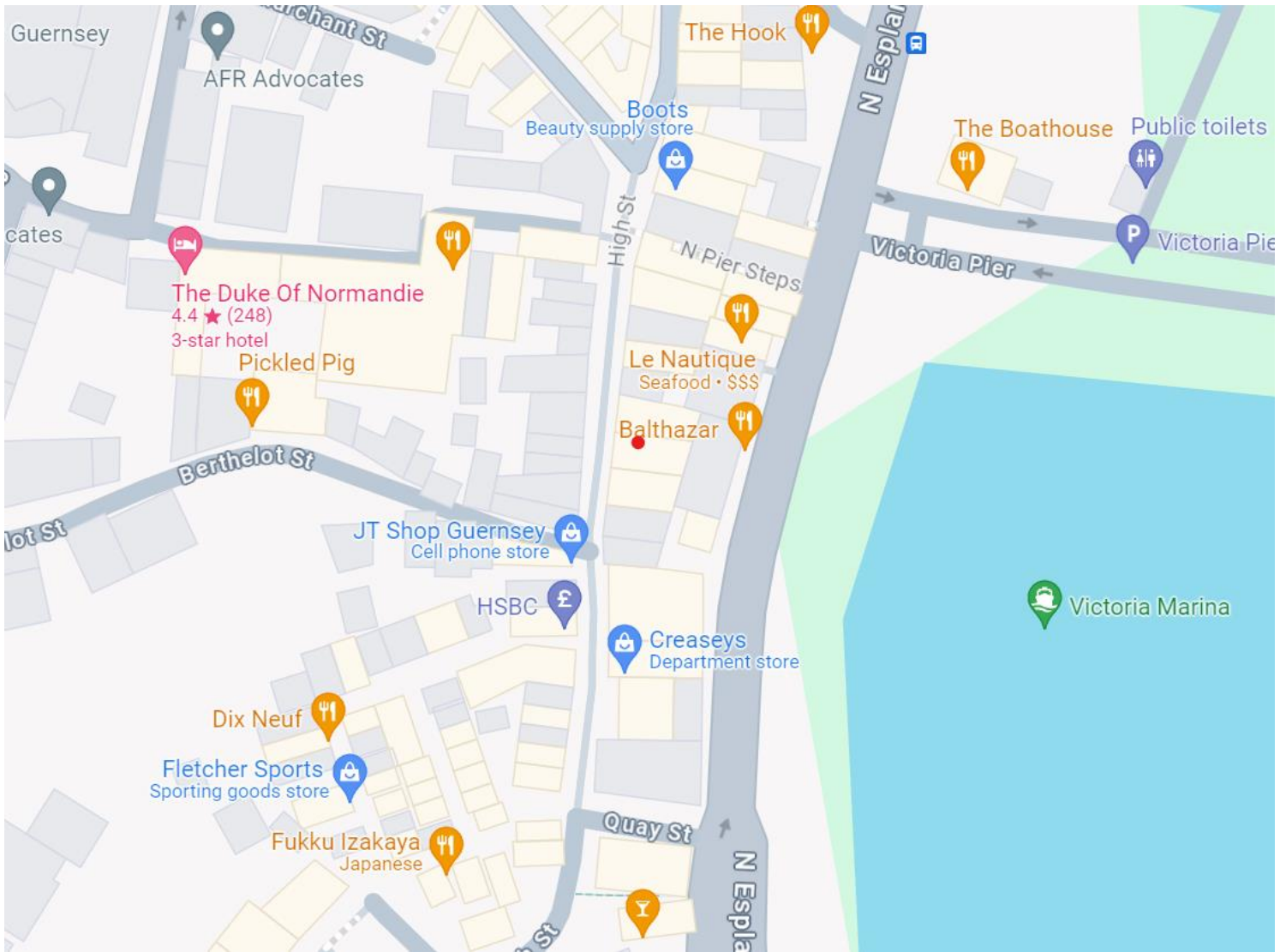
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# MAP



## COMMERCIAL PROPERTY EXPERTS

1 HARBOUR VIEW, THE ALBANY, SOUTH ESPLANADE,  
ST PETER PORT, GUERNEY. GY1 1AQ

**TERMS:** These details are for guidance only. Although every care is taken in the preparation of these particulars, measurements are approximate and Rock Commercial, its agent(s), the vendor(s) or the lessor(s) are not responsible for any errors, omissions or misstatements contained within them. They do not form part of an offer or contract and no person in the employment of Rock Commercial has the authority to make any representation or warranty in relation to this property. Prospective purchase or tenants should verify all information for themselves by inspection or making their own investigations before making any agreement to purchase or lease.

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