

Nelson Place, Smith Street, St Peter Port



STATUS
TO LET

PRICE
£65,000 pa

AREA
4,951 SQFT

PROPERTY FEATURES

- Prominent Retail Unit
- 3,337 sq ft retail area
- 1,615 sq ft Storage
- Retail but change of use possible
- Available immediately on competitive terms

01481 728559
HELLO@ROCKCOMMERCIAL.CO.UK

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LOCATION

The property is situated half way up Smith Street on the right hand side, a busy thorough fare leading to the High Street.

The area has mixed use of retail shops and restaurants.

DESCRIPTION

The premises has a large window frontage onto Smith Street, double doors open to the main retail area which is on one level with steps down to approximately a quarter of the retail space and doors out to the street. At the rear there are a number of store rooms and staff facilities plus a rear entrance for the delivery of stock

ACCOMMODATION

Floor	Sq Ft	Sq M
Retail	3,337	310
Storage	1,303	121
Office	118	11

RENT

The quoting rent for the accommodation represents good value at £65,000 pa.

AVAILABILITY

The premises are available to rent immediately.

TENURE

The premises is available by way of a direct lease with the landlord. The term is to be agreed.

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

Or

Alex Titheridge

Tel: 01481 728 559

Mob: 07839 189 680

Email: alex@rockcommercial.co.uk

Viewings are possible out of hours by prior arrangement.

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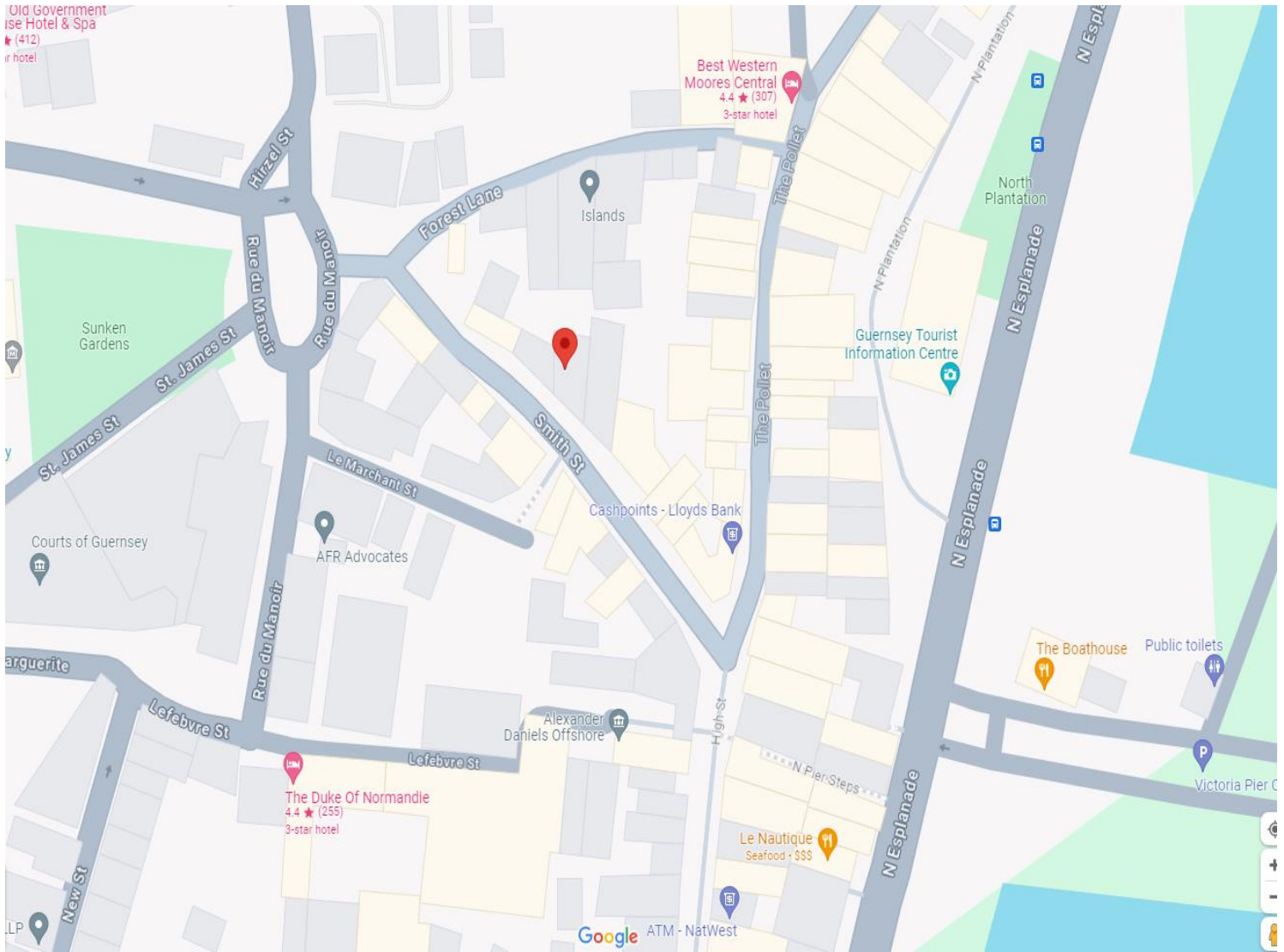
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MAP



COMMERCIAL PROPERTY EXPERTS

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

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