

Unit 2, 20 Mansell Street, St Peter Port



STATUS
TO LET

PRICE
£6,400 pa

AREA
280 SQFT

PROPERTY FEATURES

- Prominent Office/Retail Unit
- Good location
- Parking available outside
- Office use but change of use possible
- Ideal for small business
- Available immediately on competitive terms

01481 728559
HELLO@ROCKCOMMERCIAL.CO.UK

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LOCATION

The property is situated at the top of Mansell Street just off Trinity Square. Zone parking is available outside the property.

DESCRIPTION

The premises are entered via a communal entrance with a door leading to the office. It has a large window display to the front of the office which leads through to the rear where there is a small kitchenette and door to a wc. The unit currently has an office use but the landlord has applied for a change of use to retail. It would ideally suit a nail bar, hairdressers or a business that requires a small office for 2-3 people.

ACCOMMODATION

Floor	Sq Ft	Sq M
Front Office	150	13.94
Rear office	130	12.08

RENT

The quoting rent for the accommodation represents good value at £6,400 pa.

COSTS

The costs for occupying the premises are £2,407 per annum this is made up of Water £90, Trp (office use) £2,134 if retail this would reduce to £548pa from 2025, Occupiers rates £11, Insurance £172.

Electricity is separately metered and charged on use.

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 (Director)

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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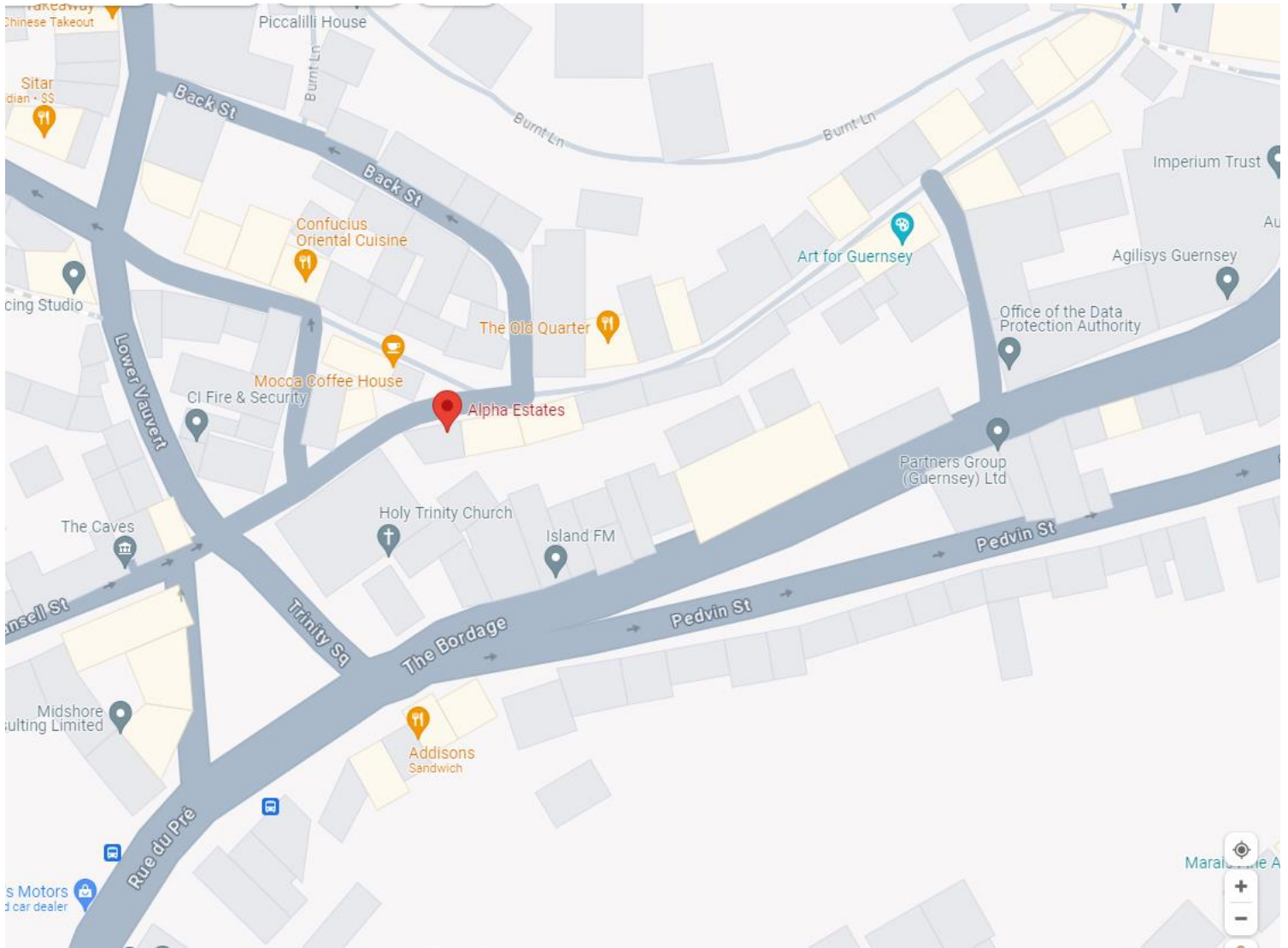
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MAP



COMMERCIAL PROPERTY EXPERTS

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

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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PETER@ROCKCOMMERCIAL.CO.UK