

To Let

10, 12 & 12A Smith Street

St Peter Port, Guernsey

Prime Retail Unit/Units To Let

ROCK



Double fronted retail unit in a prime town centre location

🏠 £40,000 pa

📏 1,580 sqft

Property Features

- Prime retail pitch on Smith Street
- Ground floor unit with extensive double frontage
- Separate entrances with potential to split the units
- WC, kitchenette and office
- Nearby occupiers include Superdry, Lloyds, Superdrug, Boots, Crew and Fukku
- Available immediately on flexible terms



Prime double fronted retail unit in the heart of St Peter Port

LOCATION

The property is situated in the heart of St Peter Port's bustling town centre. This ground floor unit benefits from high footfall and excellent visibility, surrounded by established national and local brands including Boots, Superdrug, Crew, Superdry, Lloyds Bank, All Beauty, Apple Store and more. Smith Street is one of town's main thoroughfares with plenty of public car parking nearby, numerous bars and restaurants as well as The Old Government House Hotel.

DESCRIPTION

The well-proportioned retail unit is situated on the ground floor with a double frontage to Smith Street and two separate entrance doors.

There are two principal sales areas, a small office, WC and kitchenette facilities.

The unit would suit a single occupier but can be split into two depending on requirements.

PARKING

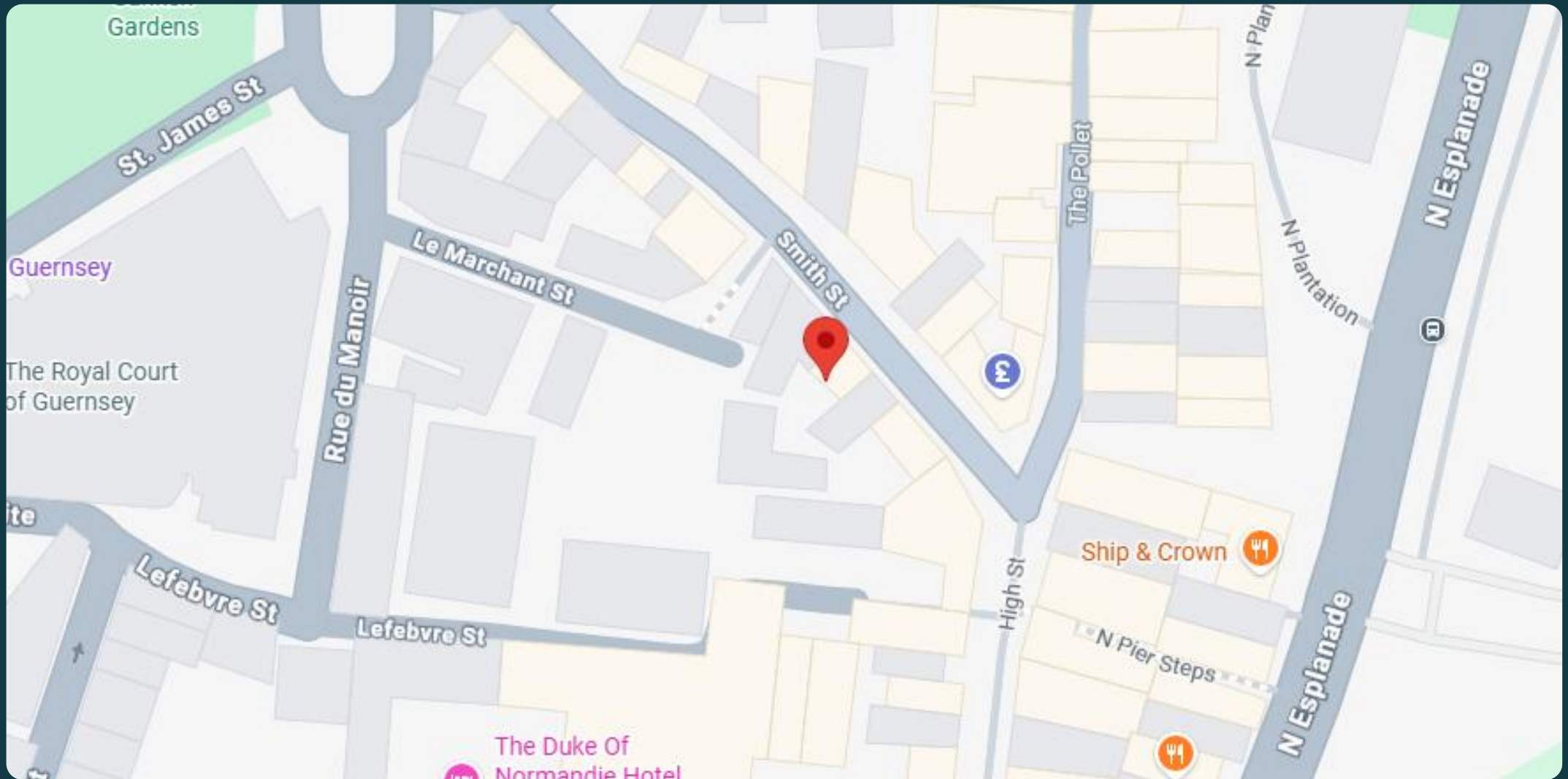
There is no demised parking with the retail unit. However, there are numerous public parking options available nearby.





Location

10, 12 & 12A Smith Street, St Peter Port, Guernsey



Prime double fronted retail unit in the heart of St Peter Port

RENT

The quoting rent for the retail space is £40,000 per annum.

AVAILABILITY

The retail unit is available to rent from March 2026.

TENURE

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

OPPORTUNITY

The potential to secure a prime double fronted retail unit in a market with no

competition for good size and regularly configured retail floorplates. Recent take up has resulted in limited availability of prime units of a decent size and profile.

A change of use to a restaurant, bar or café use is possible subject to planning.

LEGAL COSTS

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

Contact & Viewing

Further information and viewing the property is strictly by appointment. Viewings are possible out of hours by prior arrangement. Please contact Rock Commercial, the landlord's agent:



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