

To Let

Café / Deli Opportunity, North Side, The Bridge Guernsey

ROCK



Café premises in a harbourside location

 £20,300 pa

 1,016 sq ft

Property Features

- Located adjacent to the new Home Bargains store
- 1,016 sq ft of ground floor space
- Parking for 3 cars
- A blank canvas for occupiers
- New electrics throughout



Leisure premises suitable for a café or deli

LOCATION

The property is situated in the parish of St Sampson on North Side, a very short walk to The Bridge which is considered Guernsey's second main retail centre.

The new Home Bargains store is immediately adjacent with the surrounding area being predominantly industrial in nature and the wider area being high density residential.

The planned residential and commercial redevelopments of Leale's Yard and the former Salt pans site (owned by the GHA) will dramatically

increase surrounding population density once developed.

The unit forms the corner of North Side and Trafalgar Road and is highly visible.

DESCRIPTION

The property is built of granite under a pitched pan tiled roof. It has a glazed frontage and front door both of which are currently being replaced.

Internally, the unit is in a shell condition ready to be fitted out. The original timber roof trusses have been retained and all walls re plastered.

The unit has new electrics throughout.

PARKING

There are three parking spaces immediately to the rear of the property which could be included as part of a letting.

TENURE

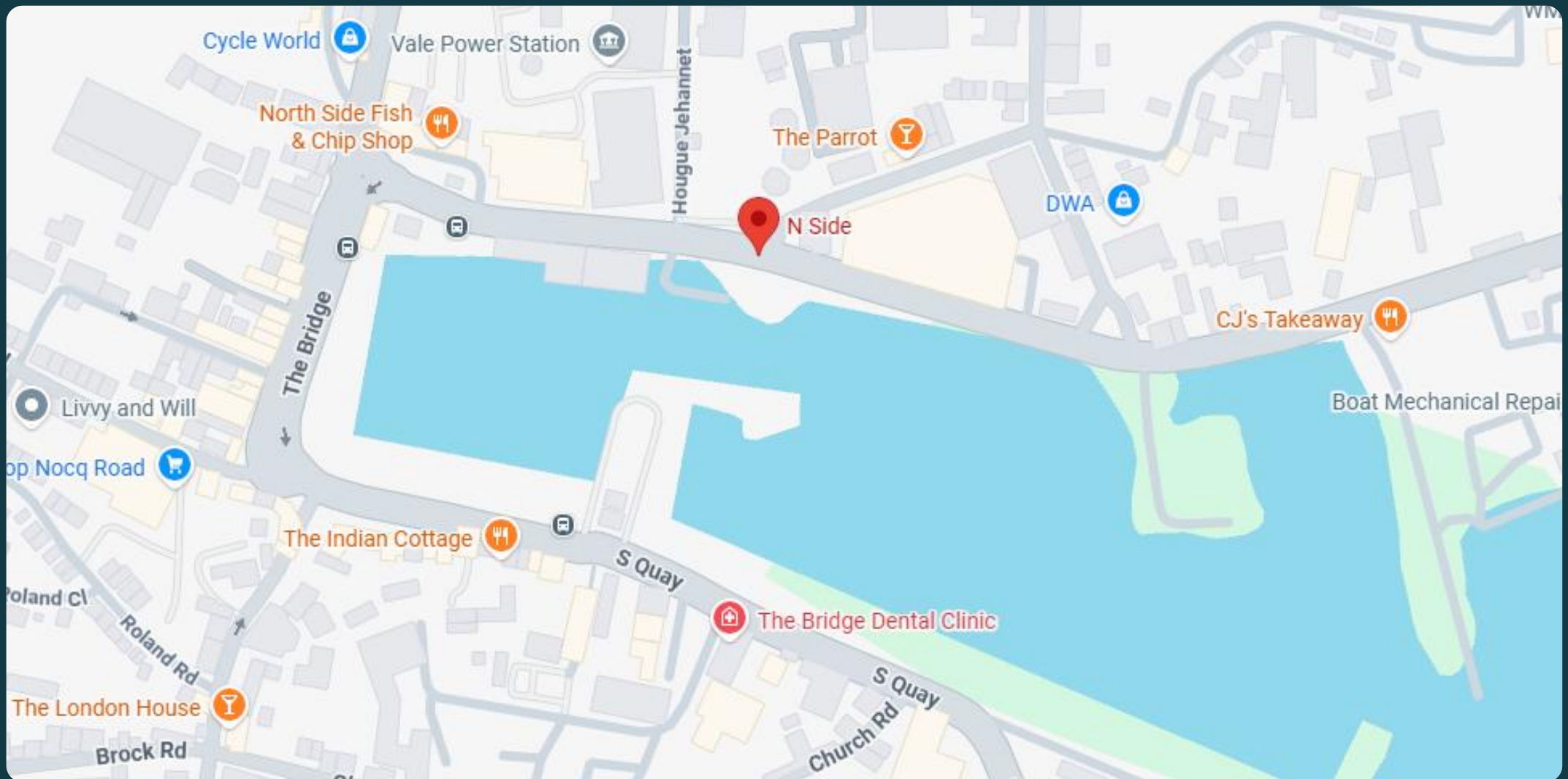
The premises are offered on a new lease direct with the landlord on flexible terms. The lease will be fully repairing and insuring.





Location

Café / Deli Opportunity, North Side, The Bridge



Unique café / deli opportunity in historic building

RENT

The quoting rent for the property is £20,300 per annum overall.

AVAILABILITY

The premises is available to rent immediately as a whole by way of a lease direct with the landlord. The unit requires fitting out to suit an incoming occupier.

TENURE

Leasehold – the premises is available by way of an FRI lease direct with the landlord.

OTHER

Tenants will be responsible for paying Tax on Real Property, parish rates, building insurance and utilities.

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 offices are strictly by appointment. Viewings are possible out of hours by prior arrangement. Please contact Rock Commercial as the landlord's agent:



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