

9 MILL STREET



First floor offices in the centre of town which comprise two large office rooms and a separate WC. The offices comprise approximately 660 sq ft and are offered on flexible lease terms. They are in excellent order having been recently refurbished.

Key Highlights

- Approx 660 sq ft overall
- First Floor suite
- Convenient St Peter Port location
- New Lease available on flexible terms
- Move-in condition
- Rent reduced to £9,900 per annum



Location

The offices are located at the lower end of Mill Street, close to the market buildings and the centre of St Peter Port.

Description And Accommodation

Positioned at the front of the building on the first floor, with access 24/7. The common staircase is shared with the residential tenants above. There are 2 large individual rooms, interconnecting and with doors from the landing. The rear room is fitted with a kitchenette. There is a single dedicated WC. The accommodation is in good decorative order having been recently refurbished.

Office 1	12'6" x 15' 6"
Office 2	14'3" x 18' 6"
Store	14'7" x 14' 3"

Lease Terms

A new lease is available direct from the landlord. The length of lease is negotiable and the asking rent is £9,900 per year to be reviewed every 3 years if the lease is for longer than 3 years. The tenant will only be responsible for internal repairs & decorations, TRP and will contribute to the annual insurance premium for the building. The landlord will be responsible for the structure and keeping the property wind and watertight.

Legal Costs

Each party to be responsible for their own legal costs.

Viewing

By appointment with Savills commercial.

Contact

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