

15 LE POLLET

Gh'DYhYf'Dcfh, Guernsey



15 Le Pollet is a retail unit occupying a prime position in the town centre. Arranged over 3 floors it provides retail accommodation, storage and staff facilities. Each floor has good sea views and is serviced by a lift.

Key Highlights

- HchJ'UfYU'cZ' ,) +& sq ft
- Available on a new lease
- Df]a Y'cW]h]cb'k]h' high'ZcchZU''
- Asking rent cb'Udd']W]h]cb

Location

The unit is situated on the south side of La Route Du Braye, just to the east of Braye Road Industrial Estate.

Description And Accommodation

The ground floor accommodation principally comprises a large open plan area with partitioned ancillary showroom and office areas.

The showroom is fitted to a good standard with Cat 5 cabling and spot lights.

There is good access to the store via the front loading bay and there is also a rear loading bay giving access to a rear garden area, which includes a large stand-alone shed.

The store has been fitted with a first floor mezzanine providing extra storage.

Car Parking

There is car parking directly off Braye Road for approximately 4 cars.

Lease Terms

A new lease is offered directly from the owner on internal repairing and insuring terms. The tenant will be responsible for keeping the exterior clean and tidy and for paying usual occupiers rates to include TRP and a share of the building insurance.

Rent

The asking rent is £25,000 per annum

Legal Costs

Each party to be responsible for their own legal costs.

Availability

The premises will be available on completion of the usual legal formalities.

Viewing

By appointment with Savills Commercial.



Contact

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