

# 23 Commercial Arcade

St Peter Port, Guernsey



A prime retail unit on ground and lower ground floors. The shop has undergone a major refurbishment and has excellent frontage with large, attractive, curved glass display windows. Internally the shop has high ceilings and generous retailing proportions.

## Key Highlights

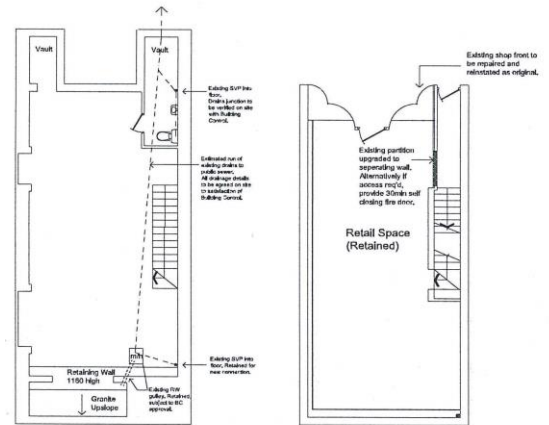
- Approximately 1,187 sq ft of retail space.
- Excellent condition.
- New lease available.
- Rent on application.

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Proposed Basement Plan  
(No Changes)

Proposed Ground Floor Plan



Site Plan 1:1250



## Location

This prime retail premises is located in the busy section of the Commercial Arcade in St Peter Port, Guernsey. Neighbouring occupiers include Toni & Guy, Dix Neuf, Trespass, Mappin & Webb and The Body Shop.

## Accommodation

The building has undergone a major refurbishment and is presented in good order. The shop was recently occupied and is ready for the tenant's own fit out.

The ground floor retail area is a total of 591 sq ft and the lower ground floor offers a further 596 sq ft.

The large, curved glass frontage is a very attractive, unique feature and differentiates this shop from other units in the Arcade. Internally, the shop has high ceilings and good proportions which will contribute to an exciting retailing environment.

## Rent

Rent on application.

## Lease Terms

A new lease is available. The tenant will be responsible for the shop front repairs and a share of the outgoings to include the building insurance, tax on real property and the fire alarm system costs. Details can be provided on request.

## Availability

The office is available subject to completion of legal formalities.

## Legal costs

Each party to be responsible for their own legal costs.

## Viewing

Please call Terry Gardiner MRICS on 713463 for further details.

## Contact

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