

# 10-12 SMITH STREET

St Peter Port, Guernsey



The shops are located on the south side of Smith Street which is a few yards from the junction with the High Street and Le Pollet. This is the central retail area within St Peter Port town centre. Originally two retail units, they have been combined to provide 1,404 sq ft of retail area.

## Key Highlights

- Approximately 1,404 sq ft of retail space
- Rent and lease terms are negotiable
- Large display windows
- Possibility to split in half

## Location

The shops are located on the south side of Smith Street which is a few yards from the junction with the High Street and Le Pollet. This is the central retail area within St Peter Port town centre. Adjacent retailers include Boots, Claire's Accessories, Creasey's, Super Dry and Moss Bros.

## Description And Accommodation

10-12 Smith Street comprises one larger retail unit which was originally two individual units. It has undergone a complete refurbishment and provides good, open plan retail space with an attractive shop front.

Unit 10 has a net internal retail area comprising 503 sq ft whilst Unit 12 provides 901 sq ft. As a combined unit there is the opportunity to lease a space of 1,404 sq ft in a very central, retail position in St Peter Port.

The accommodation is provided in excellent condition ready for any incoming tenants' own fitout. The units have the benefit of very high ceilings and excellent plate glass windows providing very good display opportunities.

## Lease Terms & Rental Terms

The shops can be taken as a single unit or can be sub-divided as set out above and the head tenant can offer a sub-lease to March 2022. Any new sub-tenant will be responsible for internal repairs and for a share of usual occupiers' rates to include building insurance, tax on real property, electricity and water. Full details of the rent and lease terms are available on request.

## Availability

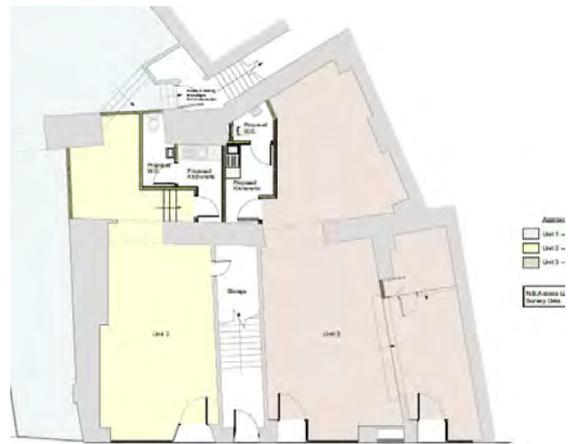
The property is available on completion of legal formalities.

## Legal Costs

Each party to be responsible for their own legal costs.

## VIEWING

By appointment with Savills commercial as landlord's sole agent.



## Contact

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