

Swoffers Commercial

Chartered Surveyors Valuers Property Consultants
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TO LET

Ground Floor and First Floors

1 Fountain Street, St Peter Port, Guernsey



The Ground and First Floors of this landmark building are available either together or on a floor by floor basis

2,100 sq.ft and 1,115 sq.ft (or 3,215 sq.ft together)

Ground Floor (including Lower Ground Floor) and First Floors, 1 Fountain Street

Location

1 Fountain Street is situated in a prominent position at the bottom of one of the main arterial roads into town. It is located opposite both the town church and the newly renovated Guernsey Market. The High Street is only a few minutes away and within walking distance. There is public parking at the nearby Albert Pier and South Esplanade.

Description

The accommodation comprises the Ground floor (including the Lower Ground Floor) and the First Floor of this beautiful listed building, offering panoramic views to the east overlooking Guernsey's picturesque harbour and the Islands of Herm and Sark.

The premises are served by a modern high speed glass lift from the Ground Floor to all the upper floors. The suites are offered together (3,215 sq.ft) or on a suite by suite basis as follows:

Ground Floor Suite (2,100 sq.ft)

Accessed from Fountain Street, the Ground Floor suite offer predominantly open plan offices along with a fitted kitchen and an additional mezzanine level offering a balcony effect in this fully refurbished suite.

Stairs lead from the Ground Floor to the Lower Ground Floor which provides further open plan accommodation along with modern Male and Female facilities.

and/or

First Floor Suite (1,115 sq.ft)

There are high ceilings and large sash windows providing bright and airy space. The offices offer panoramic views to the east overlooking Guernsey's picturesque harbour and the Islands of Herm and Sark.

The demise offers approximately 1,115 sq.ft of predominately open plan offices with large windows to the front which provide superb views. Lighting is by way of modern spotlighting and the space will be carpeted throughout. At the rear are separate male and female toilets.

Please note: the Office use class on all of these floors does have certain special conditions attached – please contact us for further details.

Ground Floor (including Lower Ground Floor) and First Floors, 1 Fountain Street



Courtesy of DigiMap

Ground Floor (including Lower Ground Floor) and First Floors, 1 Fountain Street

Terms

The premises are available by way of a sub-lease for a term expiring 31 August 2019, with 3 yearly rent reviews equating to the Guernsey Retail Price Index. The premises are offered on Full Repairing and Inuring terms.

Rent

Ground Floor Suite: £45,000 per annum

First Floor Suite: £27,500 per annum

A service charge will be payable in addition to the rent.

Legal Costs

Each party to bear their own legal costs.

Viewing

Strictly by appointment with the Sub-Lessor's agent:

Swoffers Commercial
Estate House
Ann's Place
St Peter Port
Guernsey
GY1 2NU

Contact: Jonathan Harris
Telephone: 01481 722151
Email: jharris@swofferscommercial.co.uk

Or

Contact: Jo Stoddart
Telephone: 01481 722151
Email: jstoddart@swofferscommercial.co.uk

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Subject to Contract