

# Swoffers Commercial

Chartered Surveyors Valuers Property Consultants

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

Telephone 01481 722151 Fax 01481 715303

[www.swofferscommercial.co.uk](http://www.swofferscommercial.co.uk)

## TO LET FIRST FLOOR OFFICES 9 Mill Street, St Peter Port, Guernsey



**Town offices offering approximately 660 sq.ft  
Rental: £12,000 per annum**

## **Location**

The premises are located at the lower end of Mill Street in a popular area within close proximity to the Guernsey Market redevelopment and only a short distance from the centre of St Peter Port's busy High Street. Local businesses operating within close proximity include Creasey's, Loop, The Edge, and Dr Beijing.

## **Description**

Situated on the first floor of the building, above The Edge gallery, a suite of three offices are available, two of which are inter-connected but can be accessed separately. The third office which has its own access door contains a small kitchenette area. WC's are available on the landing. The property is in move-in condition and could be suitable for a variety of different purposes.

## **Tenure**

The premises are immediately available and offered by way of a lease for a flexible term of three to five years on Internal Repairing and Insuring terms.

## **Rent**

The commencing rental is £12,000 per annum with three-yearly rent reviews. In addition to the rental, the tenant will be responsible for all electrical costs and rates and will reimburse the Landlord a proportional share of the cost of buildings insurance and costs to clean and maintain the common staircase.

## **Legal Costs**

Each party to bear their own legal costs.

## **Viewing**

Strictly by appointment with the Lessor's Agent:-

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

Contact:	Jonathan Harris	or	Jo Stoddart
Telephone:	01481 722151		01481 722151
Email:	<a href="mailto:jharris@swofferscommercial.co.uk">jharris@swofferscommercial.co.uk</a>		<a href="mailto:jstoddart@swofferscommercial.co.uk">jstoddart@swofferscommercial.co.uk</a>

### ***SUBJECT TO CONTRACT***

*Swoffers Commercial for themselves and for the vendor(s) or lessor(s) of this property whose agent they are give notice that:*

- 1) These particulars do not constitute, nor constitute any part of, an offer or contract.*
- 2) None of the statements contained in these particulars as to the property are to be relied on as statements or representations of fact.*
- 3) Any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.*
- 4) The vendor(s) or lessor(s) do not make or give and neither Swoffers Commercial nor any person in their employment has any authority to make or give, any representation or warranty whatever in relation to this property*
- 5) These details are believed to be correct at the time of compilation but may be subject to subsequent amendment*