

# Swoffers Commercial

Chartered Surveyors Valuers Property Consultants

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

Telephone 01481 722151 Fax 01481 715303

Website: [www.swofferscommercialo.uk](http://www.swofferscommercialo.uk)

## TO LET

### Le Marchant House

Le Marchant Street, St Peter Port, Guernsey



**Centrally located office accommodation of 2,602  
sq.ft**

## Summary Details

This is a great opportunity to lease centrally located offices in the heart of St Peter Port:

- 2,602 sq.ft on basement, ground and three upper floors
- Assignment of current lease which expires 31 December 2019
- Available May 2010 (subject to vacant possession)
- Rent: £57,300 per annum

## Location

The premises are located in Le Marchant Street in the heart of the local Business community and in close proximity to Guernsey's courts. Le Marchant Street runs parallel to Smith Street and has pedestrian access via the steps half way up Smith Street. Vehicular access is via Court Row. Smith Street is one of the main access points for the High Street, which is only 100 metres away.

Located within the near vicinity is the OGH Hotel as well as businesses such as the Heritage Group, Collins Stewart, and The Partnership. Located on the High Street financial institutions such as Natwest, HSBC, Barclays, and Lloyds TSB can be found.

## Description and Accommodation

The property comprises basement, ground and three upper floors of office accommodation as follows:

**Basement:** The Basement offers excellent filing solutions and also has an air-conditioned area ideal for computer servers. Within the basement area there is a kitchen as well as male and female lavatories.

**Ground Floor:** Located on the Ground Floor is the reception area along with two meeting rooms. Access to the upper floors as well as the basement is provided from the Ground Floor.

**First Floor:** The First Floor has two large offices, either of which could be used as a Board Room, as well as a central open plan working area.

**Second Floor:** The Second Floor has a similar layout to the First Floor offering a further two large offices, again either of which could be used as a Board Room.

**Third Floor:** There are two large offices, a separate bathroom (comprising shower, hand basin and lavatory) as well as a fully fitted kitchen.

In the past the Third Floor has been used as a flat. It may be possible to convert this floor back to a flat subject to agreeing terms with the Landlord and planning consents.

The property is predominantly heated by way of gas central heating, the only exception being the Third Floor which is electrically heated. Sea views are evident from the Second and Third floors.

Le Marchant House, Le Marchant Street, St Peter Port, Guernsey



Map courtesy of DigiMap

## Terms

The property is available by way of assignment of the lease which is based on Full Repairing and Insuring terms for a period expiring on 31 December 2019.

## Rent

The passing rent is £57,300.00 per annum payable quarterly in arrears on the usual quarter days.

The rent is subject to three yearly upward only rent reviews at Market Value, the next being due on 1 January 2011.

## Availability

The property will be available from May 2010, subject to vacant possession.

## Viewing

Strictly by appointment with the Assignor'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](mailto:jharris@swofferscommercial.co.uk)

or

Contact: Jo Stoddart  
Telephone: 01481 722151  
Email: [jstoddart@swofferscommercial.co.uk](mailto:jstoddart@swofferscommercial.co.uk)

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