

Maxwell

Estate Agents

www.maxwellestateagents.com

Tel: 01481 248123

REF: CR1016

Rental Price: £15,480 PA



TO LET CURRENTLY LET AS AN ESTATE AGENCY OFFICE BUT COULD BE IDEAL FOR A NUMBER OF BUSINESSES SUBJECT TO PLANNING PERMISSION.

IDEAL LOCATION ON THE BRIDGE PLENTY OF FOOTFALL.

AVAILABLE NOW

CHANGE OF USE APPLICATION APPROVED FROM OFFICE (USE CLASS 15) TO GENERAL RETAIL (USE CLASS 10)

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This is a SUPERB LOCATED OFFICE SITUATED ON NEW ROAD, ON THE BRIDGE WITH BUSY FOOTFALL, IDEAL FOR A SMALL START UP BUSINESS, OR AS A SATELLITE OFFICE, FOR THOSE OF YOU THAT WOULD LIKE A PRESENCE ON THE BRIDGE.

BENEFITS INCLUDE DISC PARKING RIGHT OUTSIDE AS WELL AS PLENTY OF DISC PARKING IN THE NEIGHBOURHOOD, INTERIOR OF THE OFFICE SPACE CAN ACCOMMODATE 2 WORK STATIONS, THERE ARE TOILET AND SMALL KITCHENETTE FACILITIES AS WELL AS A SMALL STORAGE AREA .

OFFICE SIZE 20ft X 16ft

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The property is to be contracted onto a new 3 year lease. The new Tenant being responsible for any and all internal repairs and decorations. The lessee will be responsible for TRP and Parish Rates, as well as Utilities etc.

Subject to references and Deposit which is Two Month's Rent (£2,500) the office can be available immediately.



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ADDITIONAL INFORMATION

TRP: TBA

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SERVICES

MAINS ELECTRIC MAINS WATER ELECTRIC STORAGE HEATERS

VIEWINGS

STRICTLY BY APPOINTMENT WITH
MAXWELL ESTATE AGENTS LIMITED (GUERNSEY)

Our standards are high... that's why the family name is above our door

Creative, straight forward and professional

Regular Effective Marketing

Good old fashioned customer service

Personal service on a one to one basis

Confident, trustworthy, with Free Valuations

With you every step of the way

Full colour property brochures



For clarification Maxwell Estate Agents Limited (Guernsey) wish to inform all prospective Purchasers that these particulars have been prepared as a general guide to you. They are not an offer of contract, or part of one. You should not rely on the content or in statements or even by word of mouth provided by any employee of Maxwell Estate Agents Limited (Guernsey) in respect of the property, its condition or its value. We have not undertaken a detailed survey, nor tested the services, appliances and specific fittings of the property. Please note room sizes are approximately and should not be relied upon for carpets and furnishings.