

TO LET

First Floor Offices St Martins House St Peter Port, Guernsey

OFFICES TO LET



- 3,283 sq ft (305 m²)
- Lease until April 2026
- Tenants break option in April 2022
- Current rent £90,000 per annum
- 4 Car Parking spaces
- Available with furniture (if required)

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First Floor Offices St Martin's House, St Peter Port, Guernsey



LOCATION

St Martin's House is situated at the northern end of the Bordage, one of the main arterial routes into the centre of St Peter Port. It therefore occupies a central location, a short walk from the High Street, the Town Markets and the main business district. Other occupiers in the vicinity include the States of Guernsey, Louvre, Moore Stephens, Skipton International, Bleinheim, Active Group and BDO. A location plan is attached for ease of reference.



DESCRIPTION

The premises are located on the first floor of St Martin's House and offers approximately 3,283 sq ft of modern, fully fitted office accommodation with excellent natural light.

The office benefits from air conditioning, recessed lighting, raised access flooring, suspended ceilings and IT cabling.

The suite is also fully fitted to provide one 12 person boardroom, one 8 person boardroom, reception area, kitchen, dedicated wcs, filing room and comms room, together with a large open plan office area.



ACCOMMODATION

The property comprises the following net internal area:

First Floor Offices 3,283 sq ft (305m²)

Basement car parking- 4 spaces

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LEASE TERMS

The premises are held on a lease which expires on 27th April 2027. There are therefore 7 years and 5 months until expiry of the current lease.

There is a tenants break clause in the lease in April 2022

The current rental is £90,000 per annum. In addition a service charge in respect of the communal services to the property is also paid for the communal costs of lift maintenance, common cleaning, lighting etc



OPPORTUNITY

The property is available to let by way of an assignment of the existing lease which commenced in April 2017 and expires on 27th April 2027.

The lease contains a tenants break option to determine the lease in April 2022 subject to 6 months advance notice.

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COSTS

Each party to be responsible for their own legal and other professional costs in relation to the transaction whether or not it completes



VIEWING AND FURTHER INFORMATION

Further details and viewing strictly upon application to the tenants joint agents.



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GST on Sale

All monetary amounts nominated in this proposal, including purchase price, are stated exclusive of GST. That is, GST will apply in addition to the amounts nominated.

GST on Lease

All monetary amounts nominated in this proposal, including rent and car parking licence fees are stated exclusive of GST. That is, GST will apply in addition to the amounts nominated.

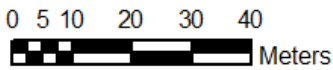
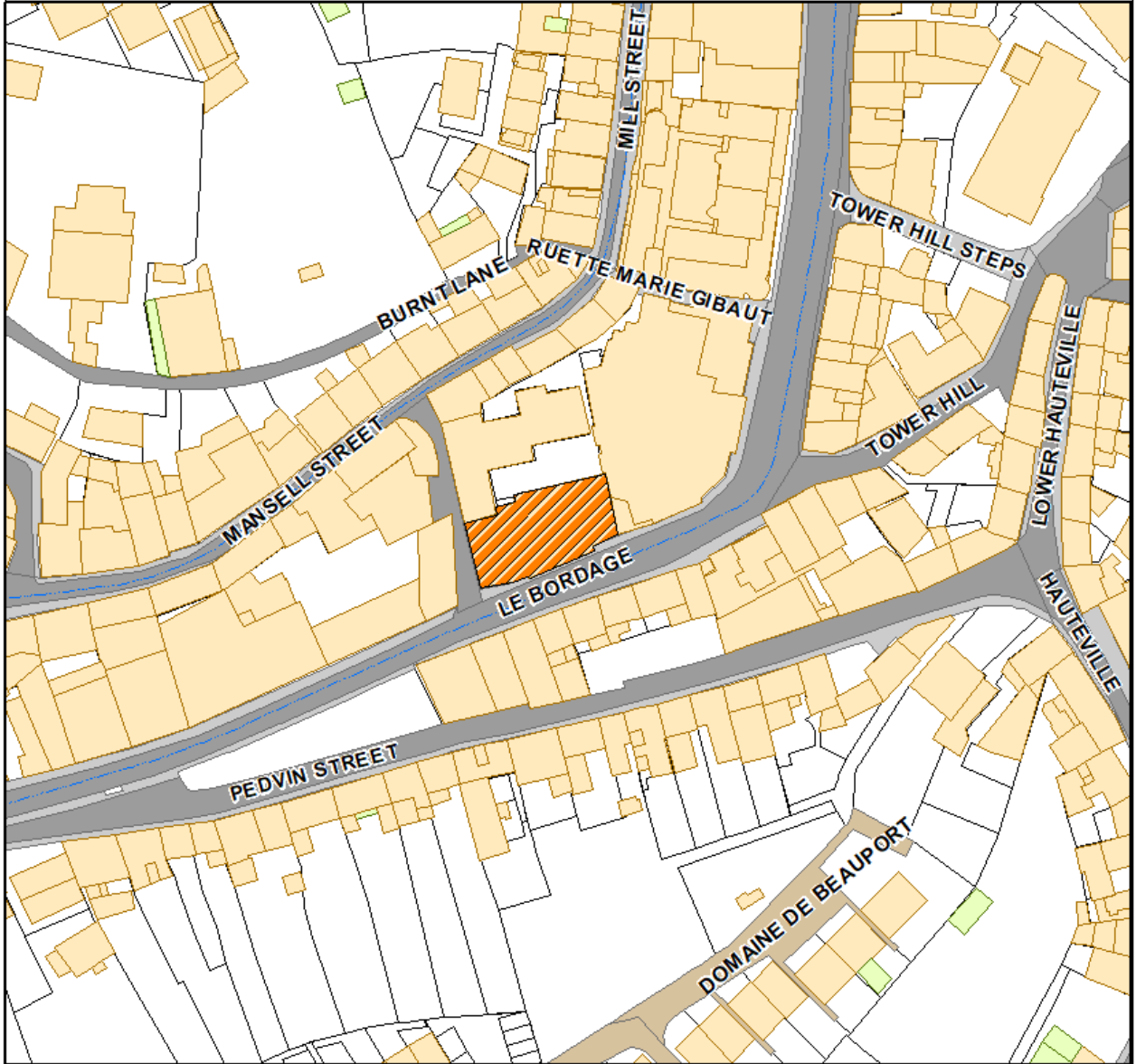
GST on Sale of Going Concern

All monetary amounts nominated in this proposal, including purchase price, are stated exclusive of GST. That is, GST will apply in addition to the amounts nominated. However, subject to confirmation of legal advice the sale of the freehold interest subject to the leasehold interest will comprise the sale of a going concern and as such GST will be zero-rated and charged at 0%.



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