

To Let



£ 19,500

Unit 2 Quennevais Precinct, Unit 2 Quennevais Precinct

823 Sq Ft

823 sq.ft

Busy and accessible location

Ample customer parking

Wide catchment area





## Property details

Retail Unit in popular shopping complex

The unit occupies a mid-terrace position and has most recently been used as a hairdresser. The lower basement floor is primarily open plan and benefits from a suspended ceiling, laminate flooring and perimeter electrical/telephone trunking.

The space has been measured in accordance with the RICS code of measuring practice and found to have a Net Internal Area of 410 sq. ft. (38.09 m<sup>2</sup>) ground floor and 413 sq. ft. (38 m<sup>2</sup>) within the lower basement floor.

The property is located within Quennevais Parade which is the islands largest out of town multi let retail scheme. Nearby established occupiers include Iceland, Lloyds Pharmacy and William Hill Bookmakers. The site benefits from a large free shoppers car park.

Floor	Area (sq ft)	Area (sqm)
Ground Floor	410	38
Basement	413	38





## Simon Gale

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## Disclaimer

Please call Maillard & Co on 880 880. Please note that all areas and measurements given in these particulars are approximate and rounded. The text, photographs and floor plans are for general guidance only.

Once an offer is accepted and negotiations for the purchase of a property are entered into, the prospective purchasers will be asked to produce photographic identification (passport or driving licence) and proof of residency documentation eg, a current utility bill together with confirmation of source of funds. This is in order for us to comply with the current Money Laundering Legislation.



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