

30 HIGH STREET

ST PETER PORT | GUERNSEY

Prime High Street retail unit for sale

D2 REAL
ESTATE

INVESTMENT OPPORTUNITY

LET TO JOJO MAMAN BEBE



INVESTMENT SUMMARY

Freehold

Prime location on St Peter Port High Street

Let to Jojo Maman Bebe until 2025

Annual rent of £50,000 per annum

Offers in excess of £700,000 subject to contract
and exclusive of VAT



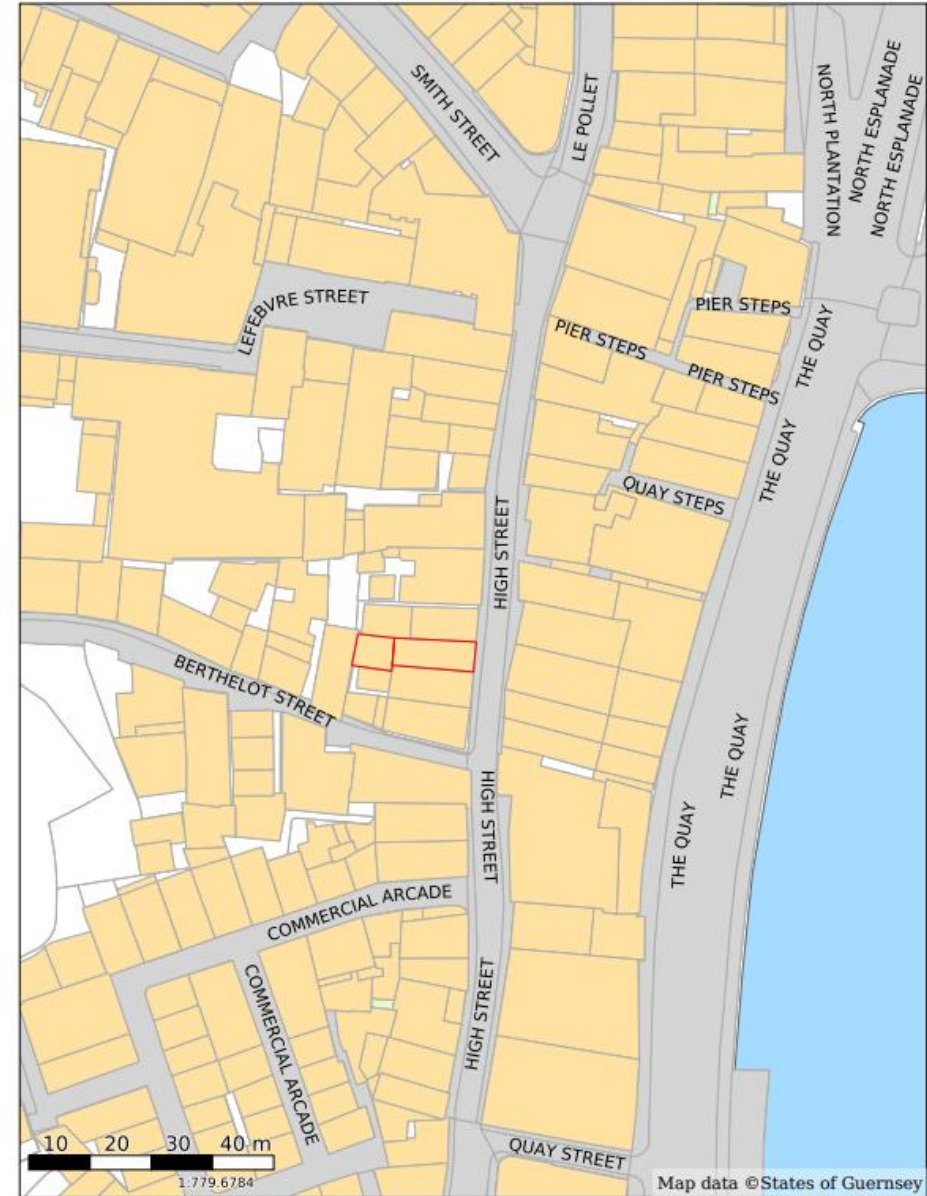
LOCATION

The property is located in the centre of St Peter Port within a 100% prime pedestrian pitch on the High Street. There are a number of high-profile occupiers within the immediate vicinity including Boots, Marks and Spencer, HSBC and Crew Clothing to name a few. The property is adjoined by Monsoon and opposite SURE.

There are various short-term parking options nearby whilst the North Beach and South Car Parks are just a few minutes' walk away.



Digimap Address Locator



AVAILABILITY

| Floor | Sq Ft | Sq m | Status |
|--------------|--------------|---------------|---------------|
| Ground | 774 | 71.91 | Available |
| First | 449 | 41.71 | Available |
| Second | 408 | 37.90 | Available |
| Third | 475 | 44.13 | Available |
| Total | 2,106 | 195.65 | - |

These net internal areas have been formally verified in accordance with the RICS Code of Measuring Practice

PROPOSAL

Offers in excess of £700,000 (Seven Hundred Thousand Pounds) subject to contract and exclusive of VAT.

LEGAL COSTS

Each party to bear their own legal costs and any other cost incurred in the purchase of this property.

DESCRIPTION

The Property is arranged over ground and three upper floors and is accessed directly from the High Street. The ground floor has a large window frontage and offers retail accommodation.

Internal stairs lead up to the first floor which is also used for sales and includes a WC and changing rooms. The second floor consists of a staff room, a small kitchenette and a WC divided by a landing with stairs to the third floor. The third floor comprises two large storage rooms divided by a small landing.

LEASE INFORMATION

The property is let to JoJo Maman Bebe Limited by way of a 12 year lease that expires on 24th February 2025, at a rental of £50,000 per annum. There are no break options or rent reviews for the remainder of the lease.

TENURE

Freehold.

COVENANT

JoJo Maman Bebe was launched in 1993 and currently have 90 stores across the UK and Channel Islands. It also has a large online presence which allowed the business to navigate well through the Covid 19 pandemic.

JoJo Maman Bebe was recently sold to High Street giant Next and a group of finance firms managed by Davidson Kempner. Next will be making a £16.3 million investment into the brand and plans to keep the JoJo brand distinct and grow the business globally.





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