

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 £650,000
subject to contract and exclusive
of VAT



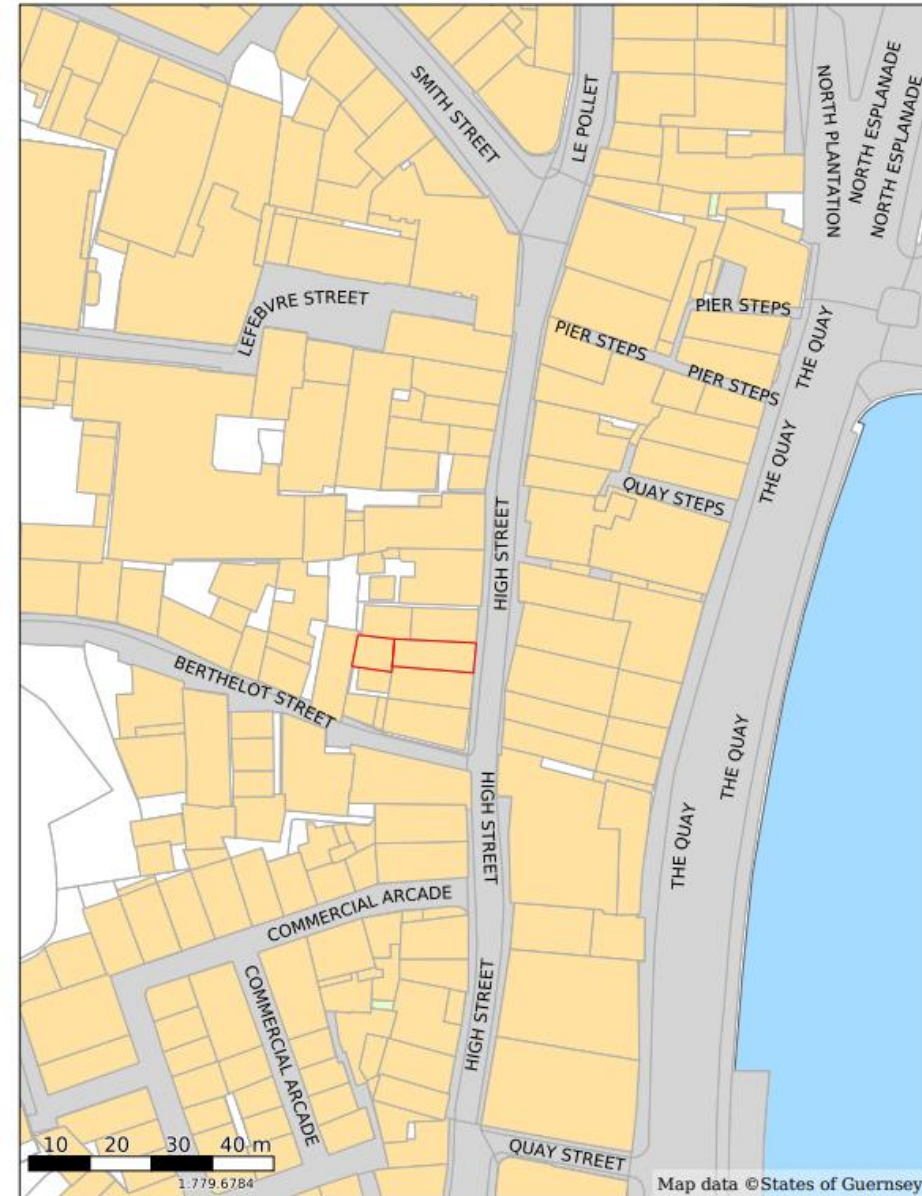
LOCATION

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
Ground	774	71.91
First	449	41.71
Second	408	37.90
Third	475	44.13
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 £650,000 (Six Hundred and Fifty 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.





Suite 1, Carinthia
House, 9-12 The
Grange, St Peter Port
Guernsey, GY1 2QJ

+44 (0) 1481 723 275

VIEWING

Alex Titheridge MRICS

Managing Director
alex.titheridge@d2re.co.uk
07839 239 961



Charlie Davies

Surveyor
charlie.davies@d2re.co.uk
07781 429 110



D2 Real Estate Limited for themselves and for the vendor(s) or lessor(s) of this property whose agents they are, give notice that: 1. These particulars do not constitute, nor constitute any part of, an offer or contract. 2. None of the statements contained in these particulars as to the property are to be relied on as statements or representations of fact. 3. Any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 4. The vendor(s) or lessor(s) do not make or give and neither D2 Real Estate Limited nor any person in their employment has any authority to make or give, any representation or warranty whatever in relation to this property. Unless otherwise stated all prices and rents are quote exclusive of GST. These details are believed to be correct at the time of compilation but may be subject to subsequent amendment.