



John Fitzgerald Photography

£41,975

Rue de Caches, St Martin, GY4 6PH

LOCAL MARKET

COMMERCIAL

A well-positioned commercial unit extending to approximately 1,679 sq ft, offering excellent roadside visibility and strong passing traffic, making it ideal for a range of business uses.

The property benefits from a generous on-site car park providing space for approximately 9-10 vehicles, in addition to a useful gravelled area to the rear.

Available from 2027, the premises provide a flexible layout which can be adapted or configured to suit an incoming tenant's specific requirements, presenting an excellent opportunity to tailor the space to your business needs.

This is a highly accessible and versatile unit in a prominent position, well suited to occupiers seeking strong visibility combined with practical parking provision.

Key facts

- High roadside visibility
- Flexible internal layout
- Nine/ten car spaces
- Rear gravel area
- Available from 2027

t 01481 236039
e enq@cooperbrouard.com
w [cooperbrouard.com](https://www.cooperbrouard.com)



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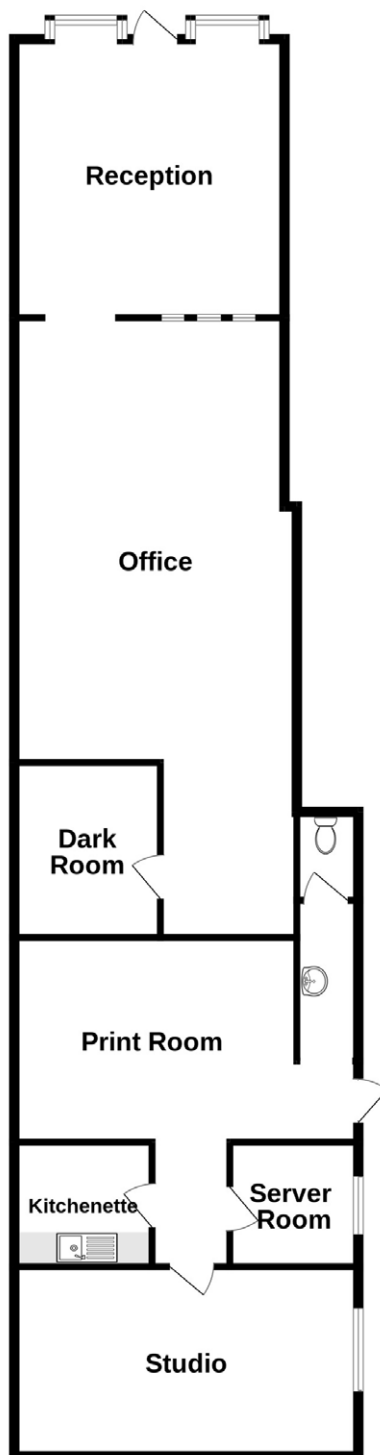






Floorplan

GROUND FLOOR



GROUND FLOOR

Reception

16'7 x 15'4 (5m x 4.7m)

Office

34'7 max x 15'6 max (10.5m x 4.7m)

Dark room

10' x 8'3 (3.1m x 2.6m)

WC

5'2 x 2'6 (1.6m x 0.8m)

Lobby

8'3 x 2'6 (2.5m x 0.8m)

Print room

19'4 x 11'4 (5.9m x 3.5m)

Server room

7'4 x 7' (2.2m x 2.1m)

Kitchenette

7'9 x 7' (2.4m x 2.1m)

Studio

17'5 x 10'2 (5.3m x 3.1m)

EXTERIOR

Across the road from the building is a car park which can accommodate approximately 10 vehicles. There is an unofficial agreement with the neighbouring church where members of their congregation are allowed to park in this area on Sundays and every other Wednesday when services are held.

The main office is approached over the pavement. There is a small area to the rear of the office which provides space for outdoor seating and houses a wooden shed.

Price to include: Fitted carpets, curtains, light fittings and appliances as listed.

Services: Mains electricity and water, mains drainage, uPVC double glazing, air conditioning units fitted, no heating is currently fitted within the building. Fibre broadband installed, full CCTV system and movement sensitive burglar alarm system, fire alarms wired direct to G4S.

Perry's ref: 24 C5

what3words: domains.hampers.coined

TRP: 163



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CONTACT OUR COMMERCIAL TEAM



Matt



Ben



La Grande Rue,
St Martin's,
Guernsey GY4 6RR

t 01481 236039
e enq@cooperbrouard.com
w cooperbrouard.com

