



ROYAL TERRACE

**UNIQUE RETAIL, FOODSTORE & LEISURE OPPORTUNITIES
RANGING FROM 2,000 SQ FT - 11,000 SQ FT
GUERNSEY, CHANNEL ISLANDS**

Royal Terrace is a 90,000 sq ft unique mixed use scheme within a stunning Waterfront location within the heart of Guernsey's premier financial and residential district of St Peter Port with high passing footfall. Featuring 46 Super Luxury Apartments and 8 Penthouses with prices up to £6.1m each and a luxury spa and fitness facility, Royal Terrace is a prime landmark space presenting a prime backdrop for any select high quality retail offer from 2,000 to 11,000 sq ft.

- Flexible units with scope to combine, available with or without rear Service Yard and Service Lifts
- 2,540 new residents and employees on site
- 20,000 + existing town centre population
- Up to 1,500 public car parking spaces and a further 1,200 private underground and surface spaces in the immediate environs.

THE ROYAL DEVELOPMENT UNIQUE COMMERCIAL OPPORTUNITIES

- £250 million landmark waterfront development
- Thriving offshore financial centre
- Significant tax benefits
- High quality hard and soft landscaping and specially commissioned public art

THE DEVELOPERS

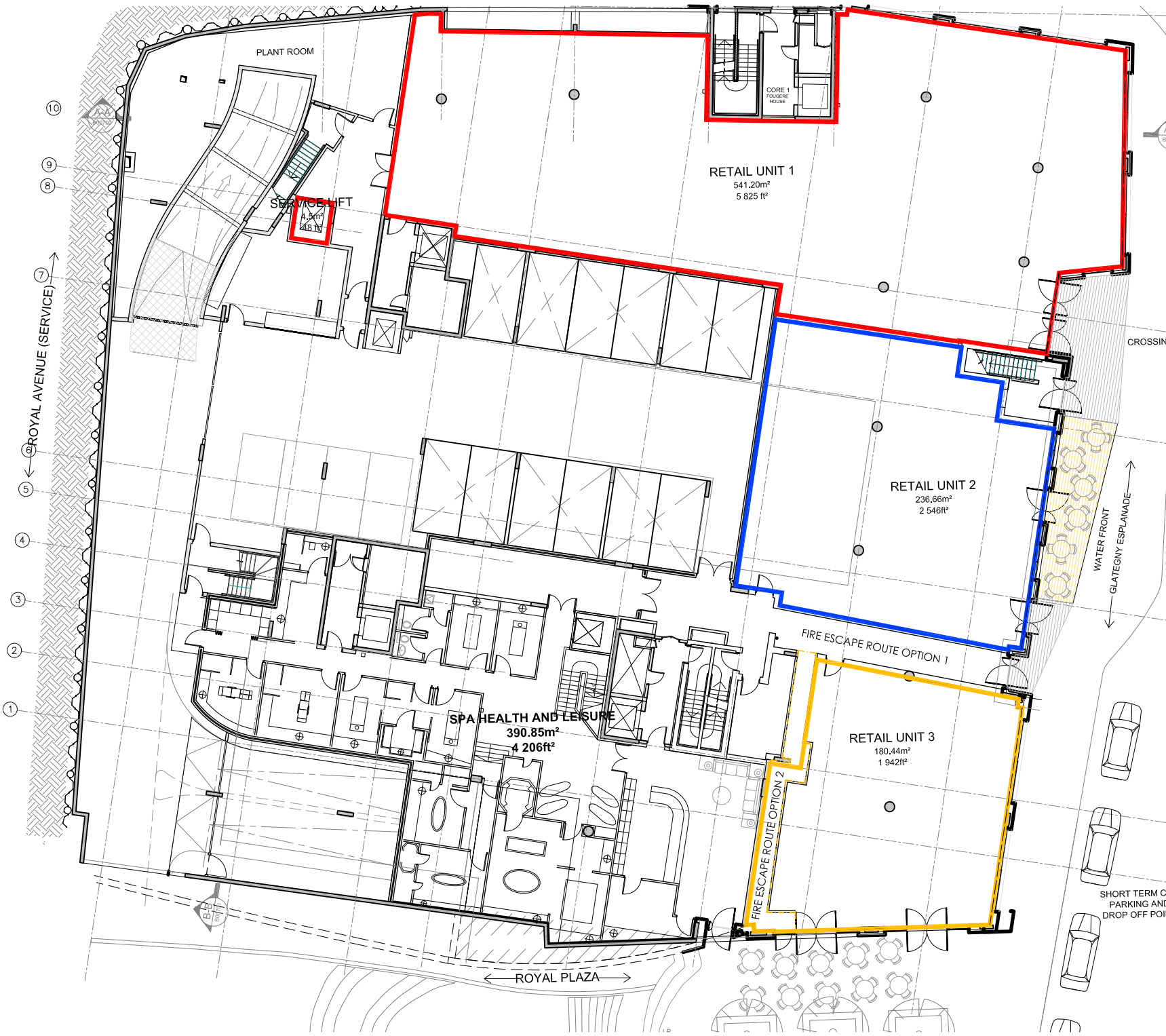
The Long Port Group is a dynamic property development, regeneration and investment company based in St. Peter Port, Guernsey. It has an outstanding track record in groundbreaking products, securing its reputation as one of the leading developers in the Channel Islands.

Long Port is responsible for the sympathetic regeneration of several historically significant sites in Guernsey.

www.long-port.com



**LONG PORT
GROUP**



Retail Unit Areas

—	Option 1	
	Unit 1	
	- Retail	5,825ft ²
	- Service lift	48ft ²
	- Unloading bay (UCB)	886ft ²
	Total	6,759 ft²
—	Option 2	
	Unit 2	2,547ft ²
—	Option 3	
	Unit 3	1,942ft ²
— —	Option 4	
	Units 1 & 2	9,306ft ²
— — —	Option 5	
	Units 1, 2 & 3	11,248ft ²

Note: There is the scope to join all units together to create c. 11,000 sqft of retail space. If this is your preference, 'Fire Escape Route Option 2' would be used

Retail Unit 1*
c. 6,759 sq ft with retail frontage of c. 35m onto the Waterfront
*Foodstore, which could be combined with Unit 2

Retail Unit 2
c. 2,547 sq ft with retail frontage of c.12m onto the Waterfront

Retail Unit 3
c. 1,942 sq ft with retail frontage of c. 25m onto the Waterfront



Retail Unit Areas

— Option 6

Unit 4

2,021 ft²

Retail Unit 4
 c. 2,201 sq ft with retail frontage
 of c. 20m onto Royal Avenue



ABOUT GUERNSEY THE CHANNEL ISLANDS

Nestling in the Bay of St Malo, situated approximately 70 miles south of Weymouth and 14 miles from the North West coast of France, Guernsey has easy access to mainland Europe and the UK through regular flights and ferries.

Part of the British Isles, but not part of the United Kingdom or EU, close to France, but English speaking, the island is 24 sq miles with a population of approximately 65,500.

The island offers an unrivalled standard of living with a cosmopolitan community. 20% of all households have an income well in excess of £70,000 per annum. Guernsey enjoys a temperate climate, with mild winters and long warm summers.

TAX BENEFITS

Guernsey is a thriving offshore financial jurisdiction, with over 300 financial sector companies based on the island.

The island enjoys a very simple and gentle taxation system with residents paying income tax at a flat rate of 20%. In addition, Guernsey has no VAT, no capital gains tax, no inheritance tax, no estate duty, no purchase or sales tax, nor capital transfer tax and experiences no pension capping.

Furthermore, the island's worldwide tax capping has been brought down to £100,000 and there is zero corporation tax. All property business taxes are less than 10% of UK mainland equivalent.

There is in excess of \$600 billion on cash deposit and funds under management within the island.

TERMS The premises are available by way of a New Lease for a term of 21 years.

RENT Upon application

RATES Negligible - approximately 3% of the UK equivalent

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Property Misdescriptions Act 1991/Misdescriptions Act 1967

Restaurant Property hereby gives notice that these particulars do not form any part of a contract or offer. The details contained are issued without responsibility on the part of the firm or their clients and therefore are not to be relied upon as statements of facts. Any intending purchaser must satisfy himself as to the correctness of each statement. The vendor does not make or give, and neither the firm nor any of their employees have any authority to make or give, any representation or warranty whatever in relation to this property.