COMMERCIAL PROPERTY
RETAIL OPPORTUNITY

PRIME RETAIL OPPORTUNITY
13/14/15 CHARING CROSS
ST HELIER

GROUND FLOOR – 1,492 SQ.FT.
FIRST FLOOR – 1,334 SQ.FT.

TO LET ON A NEW LEASE
LOCATION

The property occupies arguably one of the most high profile positions within St Helier’s prime retailing area.

The building is positioned at the Southern end of King Street, occupying a particularly prominent corner plot fronting both Charing Cross and York Street.

The site also benefits from extensive pedestrian traffic serving King Street and the thoroughfare through to the principal finance centre on the Esplanade, Seaton Place and the Waterfront along with the multi-storey car parks in Sand Street and Patriotic Street.

We attach a location plan and goad plan for reference purposes.

DESCRIPTION

The building consists of a purpose built four storey commercial structure, benefitting from ground floor retail sales with staircase access to first floor retail/ancillary space, with two floors of offices above, accessed via a separate entrance.

We attach a floor plan demonstrating the efficiency and flexibility of the space for reference purposes.

ACCOMMODATION

The approximate Net Internal Areas of the available space are as follows:-

<table>
<thead>
<tr>
<th>Floor</th>
<th>Zone</th>
<th>Area</th>
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</thead>
<tbody>
<tr>
<td>Ground Floor</td>
<td>Zone A</td>
<td>1,343 sq.ft.</td>
</tr>
<tr>
<td></td>
<td>Zone B</td>
<td>125 sq.ft.</td>
</tr>
<tr>
<td></td>
<td>Zone B (R)</td>
<td>24 sq.ft.</td>
</tr>
<tr>
<td>First Floor</td>
<td>Retail</td>
<td>1,334 sq.ft.</td>
</tr>
<tr>
<td>Total</td>
<td></td>
<td>2,826 sq.ft.</td>
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</tbody>
</table>
TENURE

The premises are available by way of a new 15 year fully effectively repairing and insuring style lease, with service charge, subject to 3 yearly Open Market rent reviews in an upwards direction only.

RENTAL

£170,000 per annum (approximately £110 per sq.ft Zone A)

OCCUPATION

On completion of legal formalities.

COVENANT STRENGTH

In line with normal market practice a suitable covenant or guarantee will be required by the lessor.

LEGAL COSTS

Each party to bear their own legal costs
CHARING CROSS
ST HELIER

VIEWING

By contacting the vendor’s sole agent:

Alistair M Sarre BSc MRICS or Julian Roffe FRICS MCI. Arb

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WHilst we believe these particulars to be correct no responsibility can be accepted for any inaccuracy