

PROMINENT RETAIL UNIT TO LET



Sarre & Company
CHARTERED SURVEYORS

RETAIL/OFFICES CHARLES HOUSE, CHARLES STREET, ST HELIER



**TO LET
APPROXIMATELY
770 SQ.FT.**

16 Gloucester Street, St.Helier, Jersey, Channel Islands, JE2 3QR.
Tel: 01534 888848 Fax: 01534 888849
Email: property@sarreandcompany.co.uk www.sarreandcompany.co.uk



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LOCATION

The property is located immediately to the North of St Helier's primary pedestrianised retail streets benefiting from a prominent corner position.

More specifically the property is situated on the corner of Charles Street and Bath Street, which provides one of the main arterial routes into St Helier town centre itself.

We attach a location plan for reference purposes.

DESCRIPTION

The premises form part of the ground floor of Charles House fronting Bath Street, with a return frontage along Charles Street, and provides efficient open plan style accommodation.

ACCOMMODATION

The approximate net internal area of the unit is as follows.

Ground Floor – 770 sq.ft.

USE

The premises have previously been used as estate agents, but are capable going forward for use as professional offices, or indeed retailing premises, as is the current use.

TENURE

The premises are available by way of a new 9 year lease, on effectively fully repairing and insuring terms by way of a service charge contribution with 3 yearly rent reviews in line with the percentage increase in Jersey Cost of Living.

RENTAL

The asking rental for the unit is £22,000 per annum.

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OCCUPATION

Immediately upon completion of legal formalities.

COVENANT

A reasonable covenant will be required in order to guarantee the new lease, to be agreed between parties.

LEGAL COSTS

Each party to bear their own legal costs.

VIEWING

By contacting the vendor's sole agent:

Alistair M Sarre BSc MRICS or Julian Roffe FRICS MCI Arb

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Jersey
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WHILST WE BELIEVE THESE PARTICULARS TO BE CORRECT NO RESPONSIBILITY CAN BE ACCEPTED FOR ANY INACCURACY

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