

# COMMERCIAL PROPERTY RETAIL OPPORTUNITY



Sarre & Company  
CHARTERED SURVEYORS

## PURPOSE BUILT PRIME RETAIL UNIT ST HELIER JERSEY



## FOR SALE FREEHOLD WITH VACANT POSSESSION

16 Gloucester Street, St.Helier, Jersey, Channel Islands, JE2 3QR.  
Tel: 01534 888848 Fax: 01534 888849  
Email: [property@sarreandcompany.co.uk](mailto:property@sarreandcompany.co.uk) [www.sarreandcompany.co.uk](http://www.sarreandcompany.co.uk)



# 37 QUEEN STREET ST HELIER

## LOCATION

The property is located on Queen Street, which along with King Street forms St Helier's primary pedestrianised retailing pitch.

More specifically, the premises are located at the top end of Queen Street (Eastern end), occupying a prominent position immediately opposite the general cut through to Snow Hill, La Colomberie and Hill Street.

We attach a location plan for reference purposes.

## DESCRIPTION

The premises are purpose-built consisting of extensive retailing areas on ground and first floors, with ancillary storage and offices on part first and second floors, with a 2 bedroom apartment at second floor level with roof terrace and separate access at street level.

The premises benefit from concrete floors throughout, lift access to all floors and an impressive glass frontage, with the added benefit of direct staircase access between the ground and first floor retail space.

We attach a set of as built floor plans for reference purposes.

## ACCOMMODATION

The approximate net internal areas are as follows:-

Ground Floor Retail	1,566 sq.ft.	(1,154 sq.ft. ITZA)
First Floor Retail	1,194 sq.ft.	
First Floor Storage	363 sq.ft.	
Second Floor Office/Storage	<u>533</u> sq.ft.	
<b>Total</b>	<b>3,656 sq.ft.</b>	

There is a 2 bed apartment at second floor level with separate access at ground floor.

# 37 QUEEN STREET ST HELIER

## TENURE

The premises are to be sold with vacant possession by way of freehold conveyance.

## OPPORTUNITY

A rare opportunity to acquire a modern, “purpose built” retail unit, freehold with vacant possession.

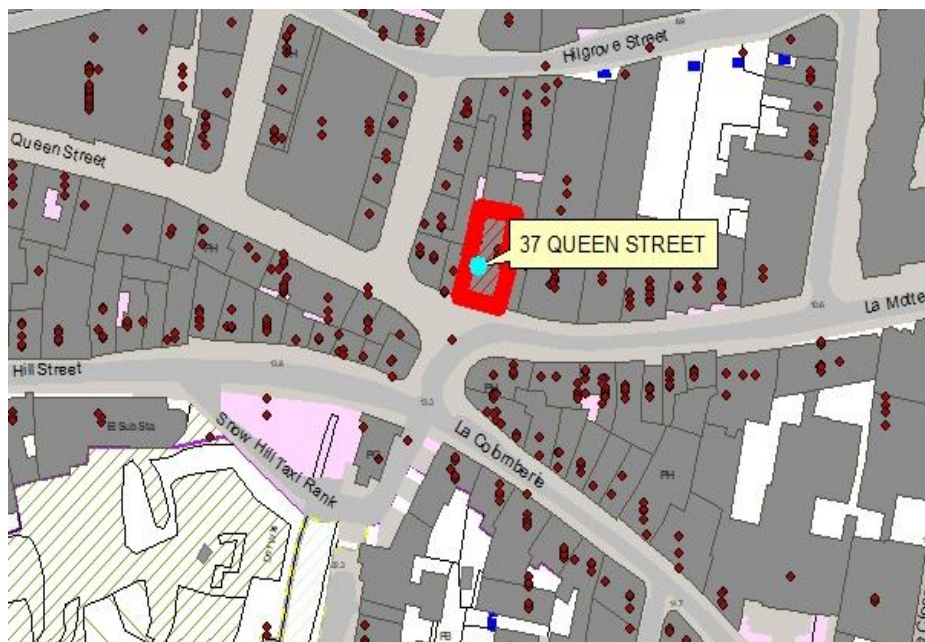
A leasehold position would be considered subject to covenant strength.

## FLOOR PLANS

Full floor plans are available on request.

## TIMING

By negotiation.



# 37 QUEEN STREET ST HELIER

## ASKING PRICE

£1.5m

## LEGAL COSTS

Each Party to bear their own legal costs.

## COVENANT STRENGTH

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

## VIEWING

By contacting the vendor's sole agent:

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

**Sarre & Company  
16 Gloucester Street  
St Helier  
Jersey  
JE2 3QR**

**Tel: 01534 888848**

**Fax: 01534 888849**

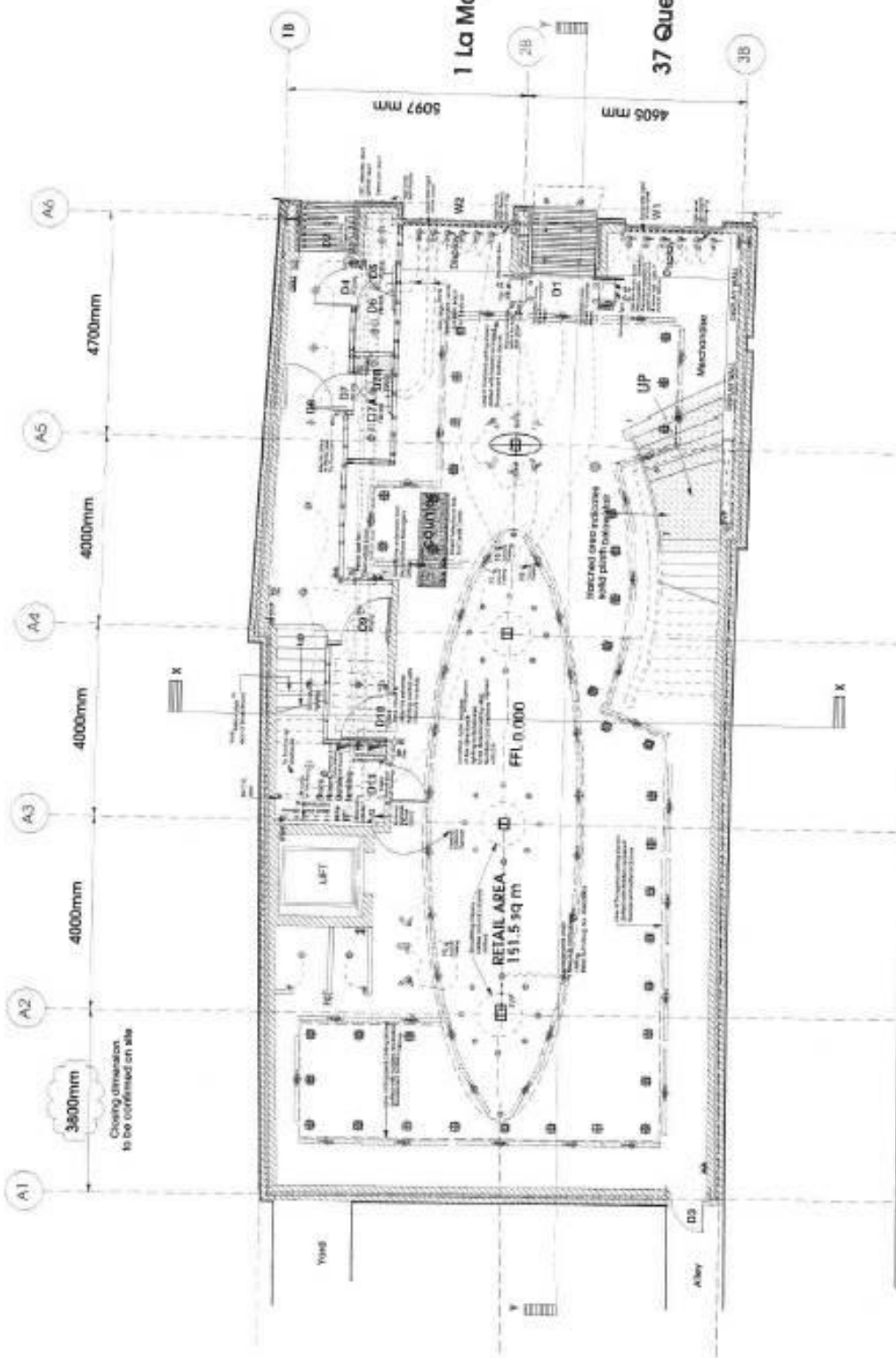
**E-mail: [property@sarreandcompany.co.uk](mailto:property@sarreandcompany.co.uk)**

**Website: [www.sarreandcompany.co.uk](http://www.sarreandcompany.co.uk)**

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

THIS DRAWING AND ALL RIGHTS AND INTERESTS ARE THE PROPERTY OF DAMIAN J. HARTIGAN & ASSOCIATES LTD.  
 It is intended for use in conjunction with the contract for the construction and fitment of the specified electrical services.  
 This drawing is the property of the contractor and shall remain the property of the contractor.  
 The contractor shall be responsible for the design, construction and fitment of the specified electrical services in accordance with the contract.  
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REVISIONS



**GROUND FLOOR PLAN**

To be read in conjunction with  
 DJ Hartigan & Associates M&E Air  
 Conditioning & Heating Drawg. No. 4560/800B

**SDK ARCHITECTS**  
 Suite 101/102  
 101/102 St. James Street  
 Sydney, NSW  
 Australia

FOR DESIGN CONTACT  
 See drawing for contact details

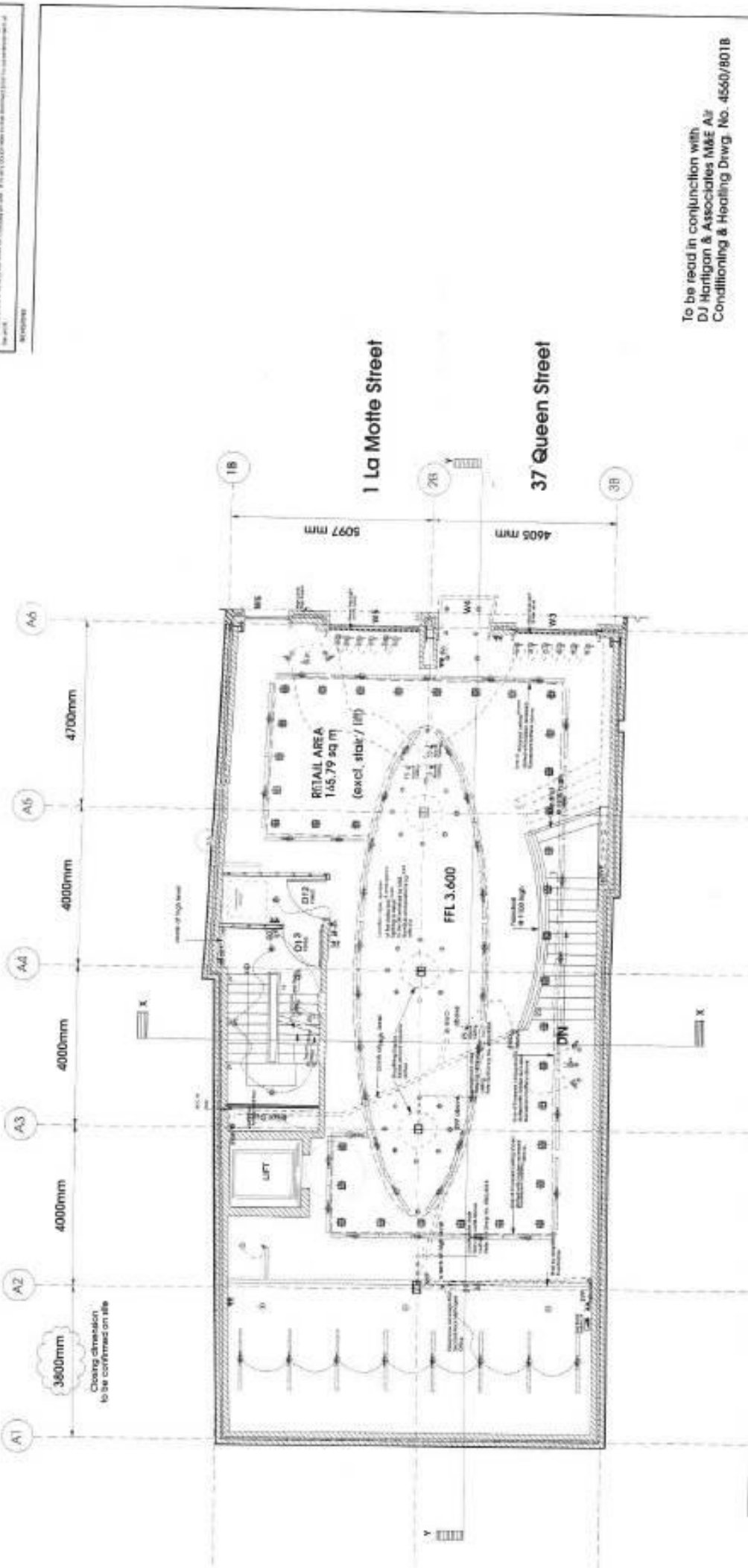
**LOCATION**  
 37 Queen Street &  
 1 La Motte Street,  
 St. Helier

**CLIENT**  
 John Le Sular & Co. Ltd.  
 279, Market Street  
 10230 (011)

**ELECTRICAL KEY**

<ul style="list-style-type: none"> <li>1000mm Fluorescent fixture</li> <li>1200mm Fluorescent fixture</li> <li>1500mm Fluorescent fixture</li> <li>1800mm Fluorescent fixture</li> <li>Double Piped Light Switch</li> <li>Sub Main Distribution Board</li> <li>Double socket Outlet</li> <li>Emergency light in light fitting</li> <li>Independent Emergency Light</li> <li>Fire Alarm Bell (Mains/Standby)</li> <li>Fire Alarm horn (Standby/Catapult)</li> <li>Fire Alarm indicator Panel (Secondary)</li> <li>Panel Spur</li> <li>Heat Detector</li> </ul>	<ul style="list-style-type: none"> <li>Light Fixtures</li> <li>Traced Light Path</li> <li>Mech. Ventilation</li> <li>Recessed Downlight</li> <li>Racial recessed spotlight</li> <li>Recessed spotlight</li> <li>Socket Outlet</li> <li>Smoke Detector</li> <li>Spotlight</li> <li>Telephone Outlet</li> <li>TV &amp; Radio socket</li> <li>Wall Light</li> </ul>
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**FIRST FLOOR PLAN**

**ELECTRICAL KEY**

	500mm Recessed Bellini		1200mm Recessed Bellini
	1000mm Recessed Bellini		1800mm Recessed Bellini
	Double (Single) Light Switch		400mm Recessed Bellini
	Sub Main Distribution Board		Double Socket Outlet
	Emergency Light in Light Fitting		Independent Emergency Light
	Fire Alarm Bell (Rebuzzer)		Fire Alarm Bell Glass Call Panel
	The Alarm Indicator Panel (Secondary)		Taped Spur
	100mm Bellini		150mm Bellini
	200mm Bellini		300mm Bellini
	400mm Bellini		500mm Bellini
	600mm Bellini		800mm Bellini
	1000mm Bellini		1200mm Bellini
	1500mm Bellini		1800mm Bellini
	2000mm Bellini		2500mm Bellini
	3000mm Bellini		3500mm Bellini
	4000mm Bellini		4500mm Bellini
	5000mm Bellini		5500mm Bellini
	6000mm Bellini		6500mm Bellini
	7000mm Bellini		7500mm Bellini
	8000mm Bellini		8500mm Bellini
	9000mm Bellini		9500mm Bellini
	10000mm Bellini		10500mm Bellini
	11000mm Bellini		11500mm Bellini
	12000mm Bellini		12500mm Bellini
	13000mm Bellini		13500mm Bellini
	14000mm Bellini		14500mm Bellini
	15000mm Bellini		15500mm Bellini
	16000mm Bellini		16500mm Bellini
	17000mm Bellini		17500mm Bellini
	18000mm Bellini		18500mm Bellini
	19000mm Bellini		19500mm Bellini
	20000mm Bellini		20500mm Bellini
	21000mm Bellini		21500mm Bellini
	22000mm Bellini		22500mm Bellini
	23000mm Bellini		23500mm Bellini
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	29000mm Bellini		29500mm Bellini
	30000mm Bellini		30500mm Bellini
	31000mm Bellini		31500mm Bellini
	32000mm Bellini		32500mm Bellini
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	66000mm Bellini		66500mm Bellini
	67000mm Bellini		67500mm Bellini
	68000mm Bellini		68500mm Bellini
	69000mm Bellini		69500mm Bellini
	70000mm Bellini		70500mm Bellini
	71000mm Bellini		71500mm Bellini
	72000mm Bellini		72500mm Bellini
	73000mm Bellini		73500mm Bellini
	74000mm Bellini		74500mm Bellini
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	79000mm Bellini		79500mm Bellini
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	82000mm Bellini		82500mm Bellini
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	85000mm Bellini		85500mm Bellini
	86000mm Bellini		86500mm Bellini
	87000mm Bellini		87500mm Bellini
	88000mm Bellini		88500mm Bellini
	89000mm Bellini		89500mm Bellini
	90000mm Bellini		90500mm Bellini
	91000mm Bellini		91500mm Bellini
	92000mm Bellini		92500mm Bellini
	93000mm Bellini		93500mm Bellini
	94000mm Bellini		94500mm Bellini
	95000mm Bellini		95500mm Bellini
	96000mm Bellini		96500mm Bellini
	97000mm Bellini		97500mm Bellini
	98000mm Bellini		98500mm Bellini
	99000mm Bellini		99500mm Bellini
	100000mm Bellini		100500mm Bellini

To be read in conjunction with  
DJ Hartigan & Associates M&E A/E  
Conditioning & Heating Dwg. No. 4560/801B

**B D X ARCHITECTS**  
B D X Architects  
100-1000  
100-1000  
100-1000  
100-1000  
100-1000

**PROJECT**  
New Retail Outlet for Clydesdale and Interiors

**LOCATION**  
37 Queen Street & 1 La Motte Street, St. Helier

**DATE**  
August 99

**SCALE**  
1:50

**CLIENT**  
John Le Suou & Co. Ltd.

**DESIGNER**  
John Le Suou & Co. Ltd.

**DATE**  
15/08/99

**NOTES**

1. THIS DRAWING IS AN ELECTRICAL INSTALLATION DRAWING FOR THE CONSTRUCTION OF CHANGING ARCHITECTS LTD. It is to be read in conjunction with the architectural drawings and specifications for the building. It is the responsibility of the contractor to ensure that the building is constructed in accordance with the architectural drawings and specifications.

2. The contractor is to ensure that the building is constructed in accordance with the architectural drawings and specifications. It is the responsibility of the contractor to ensure that the building is constructed in accordance with the architectural drawings and specifications.

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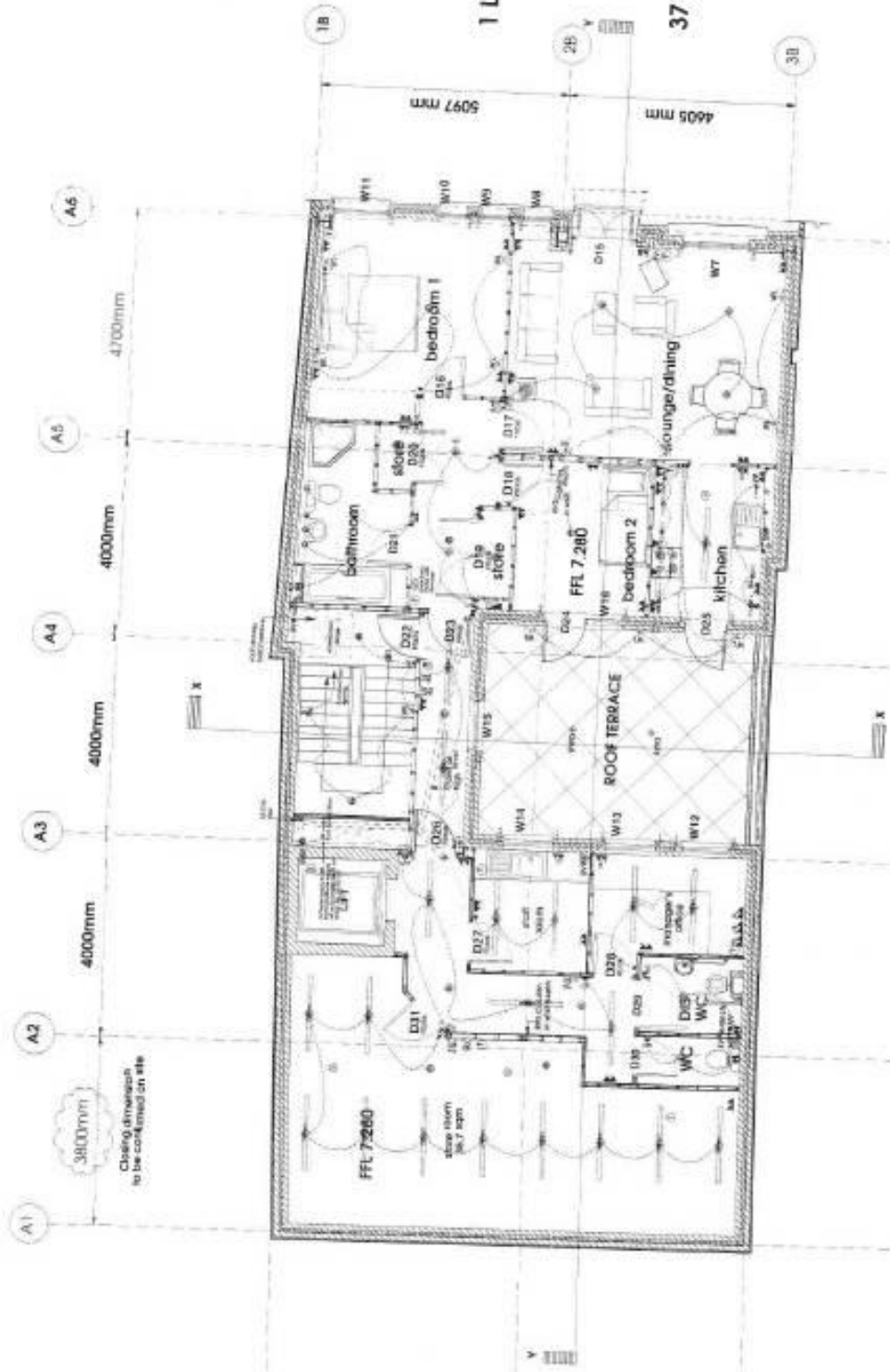
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**ELECTRICAL KEY**

100mm Fluorescent Tubes	Light Fixture
120mm Fluorescent Tubes	Track Light Push
150mm Fluorescent Tubes	Alarm Ventrator
180mm Fluorescent Tubes	Recessed Downlighter
Double Single Light Switch	Recessed Downlighter
Sub Main Distribution Board	Alarm Siren
Double Socket Outlet	Smoke Detector
Emergency Light in Light fitting	Smoke Detector
Independent Emergency Light	Stopsign
Fire Alarm Bell (Mk4/5/6/7)	Telephone Outlet
The Alarm Break Glass Call point	TV & Radio socket
Fire Alarm Indicator Panel (Secondary)	Wall Light
Rated Spur	
Heat Detector	

**SECOND FLOOR PLAN**

To be read in conjunction with  
 DJ Hartigan & Associates M&E Air  
 Conditioning & Heating Drwg. No. 4540/802B

**B D K ARCHITECTS**  
 1100-1102  
 37 Queen Street  
 St. Helier  
 Jersey  
 Tel: 01473 331111  
 Fax: 01473 331112

**M&E SERVICES SECOND FLOOR PLAN**

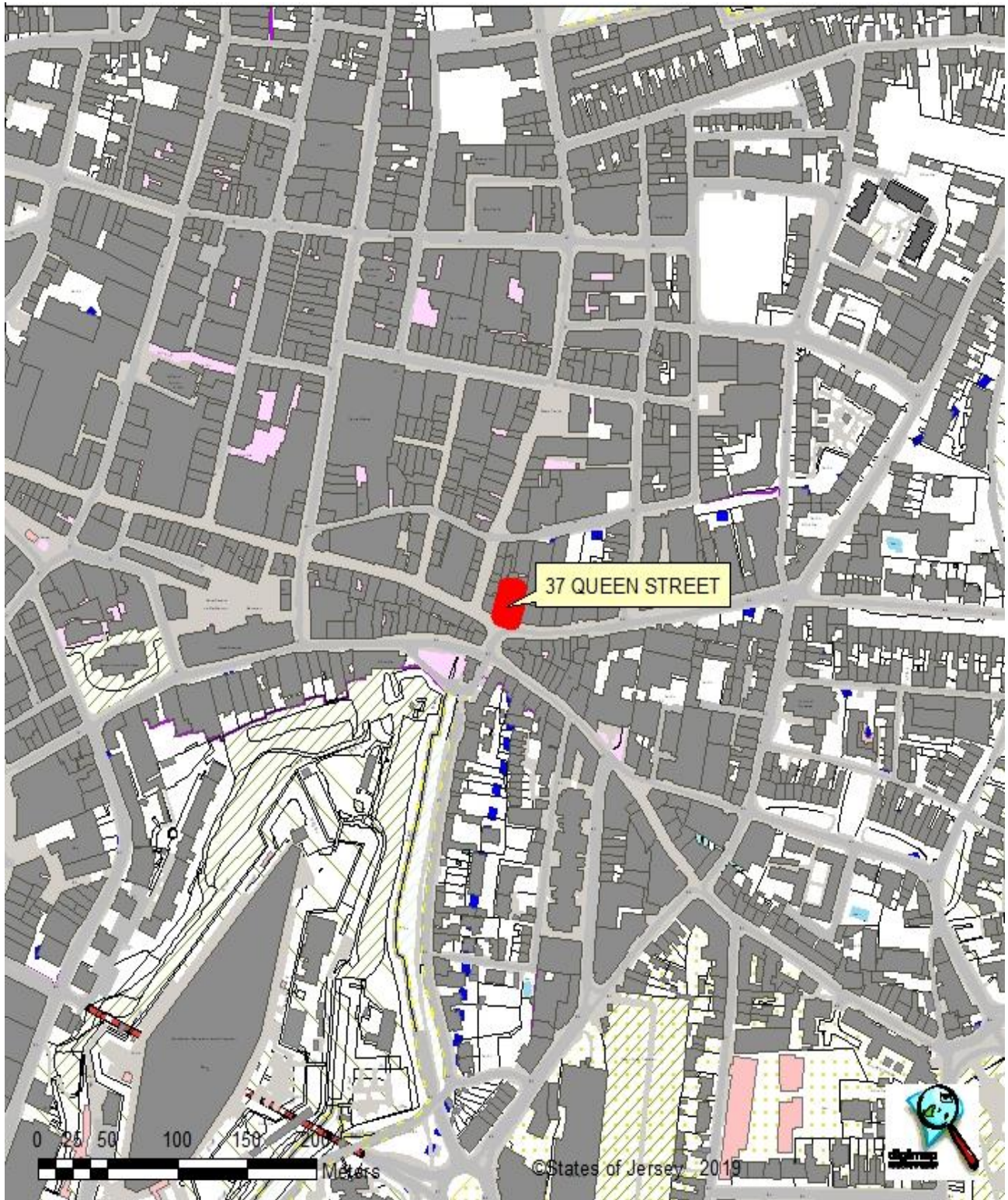
DATE: August 99  
 SCALE: 1:50  
 DRAWN: J. HARRIS  
 CHECKED: J. HARRIS  
 APPROVED: J. HARRIS

PROJECT: New Retail Outlet for Olympus and Invergort

LOCATION: 37 Queen Street & 1 La Molle Street, St. Helier

CLIENT: John Le Sueur & Co. Ltd

# 37 QUEEN STREET ST HELIER



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