

# COMMERCIAL PROPERTY RETAIL OPPORTUNITY



Sarre & Company  
CHARTERED SURVEYORS

## PRIME RETAIL INVESTMENT 47 KING STREET ST HELIER JERSEY



### FOR SALE FREEHOLD

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)



# 47 KING STREET ST HELIER

## LOCATION

The property is located on Jersey's primary pedestrianised retail street, within the heart of St Helier's Central Business District.

More specifically, the premises are situated on the South side of King Street, just to the West of the junction with New Cut, occupying a prime retail position. Nearby occupiers include USC, Accessorize, Swarovski, WH Smith, Boots, De Gruchy's department store, Lloyds, Natwest, Barclays, Coffee Republic, JD Sports and Clinton Cards, to name but a few.

We attach a location and site plan for reference purposes.

## DESCRIPTION

The property is a four storey building in good order throughout providing efficient retailing space at ground floor and first floor levels, with ancillary storage and offices at second and third floor levels.

## ACCOMMODATION

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

Ground Floor	Retail	473 sq.ft.
First Floor	Retail/ Offices	427 sq.ft.
Second Floor	Ancillary	483 sq.ft.
Third Floor	Ancillary	413 sq.ft.
		<hr/>
		<b>1,796 sq.ft.</b>

## TENURE

The premises are leased to Mountain Warehouse on a FRI lease, expiring 31<sup>st</sup> January 2028 at a passing rent of £57,500 per annum with the next 3 yearly rent review due on 16 March 2021 to open market value.

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## **OPPORTUNITY**

A rare opportunity to acquire a small quality retail investment.

## **PRICE GUIDE**

£885,000

## **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**

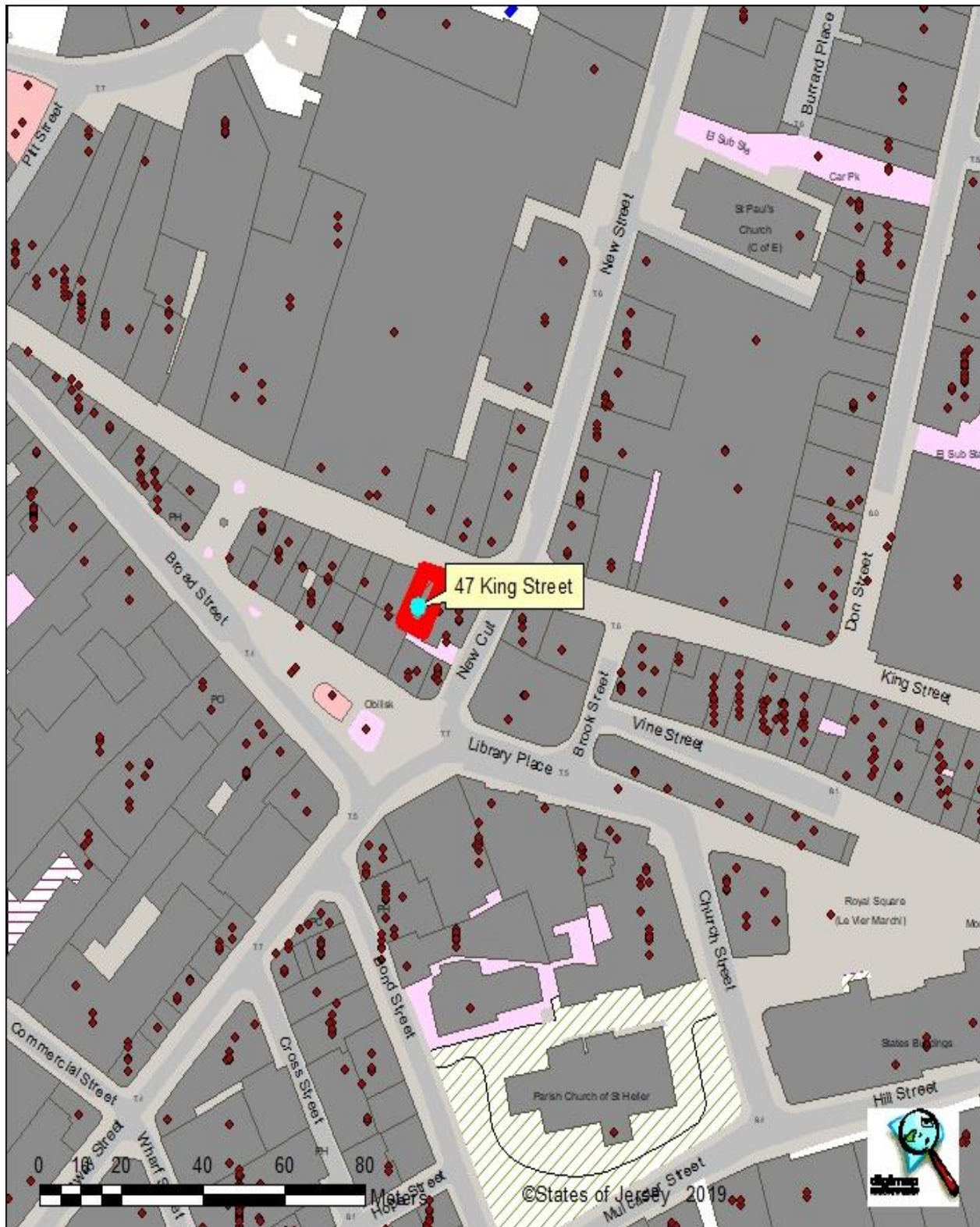
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WHILST WE BELIEVE THESE PARTICULARS TO BE CORRECT NO RESPONSIBILITY CAN BE ACCEPTED FOR ANY INACCURACY

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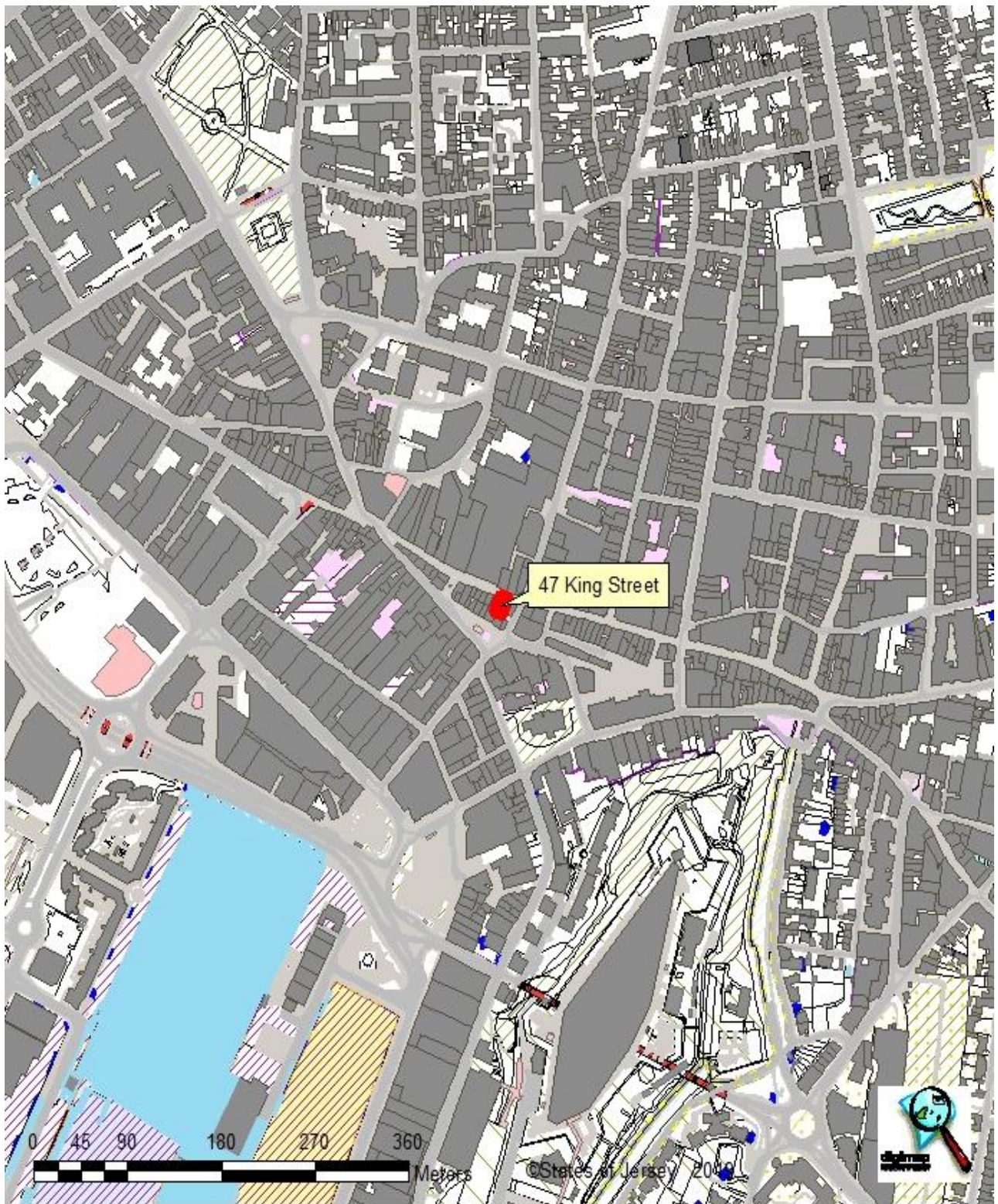


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