

COMMERCIAL PROPERTY RETAIL/CONSULTING ROOMS



Sarre & Company
CHARTERED SURVEYORS

RETAIL/CONSULTING ROOMS/ OFFICES WITH ANCILLARY STORAGE 4 EDWARD PLACE, THE PARADE ST HELIER



RETAIL/RECEPTION AREA – 350 SQ.FT

CONSULTING/OFFICES – 555 SQ.FT

PLUS ANCILLARY AREAS

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



4 EDWARD PLACE ST HELIER

LOCATION

The property is located on the Southside of Edward Place, virtually adjacent to the Hospital and overlooking the Parade Park.

This location benefits from a particularly prominent visual aspect from vehicles running South along Elizabeth Place.

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

DESCRIPTION

The premises benefit from a ground floor retail unit/reception area, with direct access onto Edward Place, The Parade and, to the rear several offices/consulting rooms, which have permission for a medical style use as well.

The premises benefit from male and female WC facilities, disabled WC facilities and a fully fitted kitchen at first floor to the rear, along with a breakout area.

The premises have recently been completely redecorated and have been brought up to a good standard throughout.

ACCOMMODATION

The approximate areas are as follows:-

Retail/Office Reception Area	350 sq.ft
Ground Floor Office 1	174 sq.ft
Ground Floor Office 2	208 sq.ft
First Floor Office 1	173 sq.ft
First Floor Break Out Area	122 sq.ft
First Floor Kitchen	176 sq.ft

TENURE

The premises are available by way of a new 9 year internal repairing and insuring style lease, however the incoming tenant will be responsible for a fair proportion of the building insurance and both foncier and occupier rates.

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RENTAL

The asking rental for the unit is £22,500 per annum.

It is appreciated that with a building of this nature a potential tenant may wish to sub-let out or licence out various of the consulting rooms, which is duly accepted by the landlord.

OCCUPATION

On completion of legal formalities.

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 Annie Bolle-Jones

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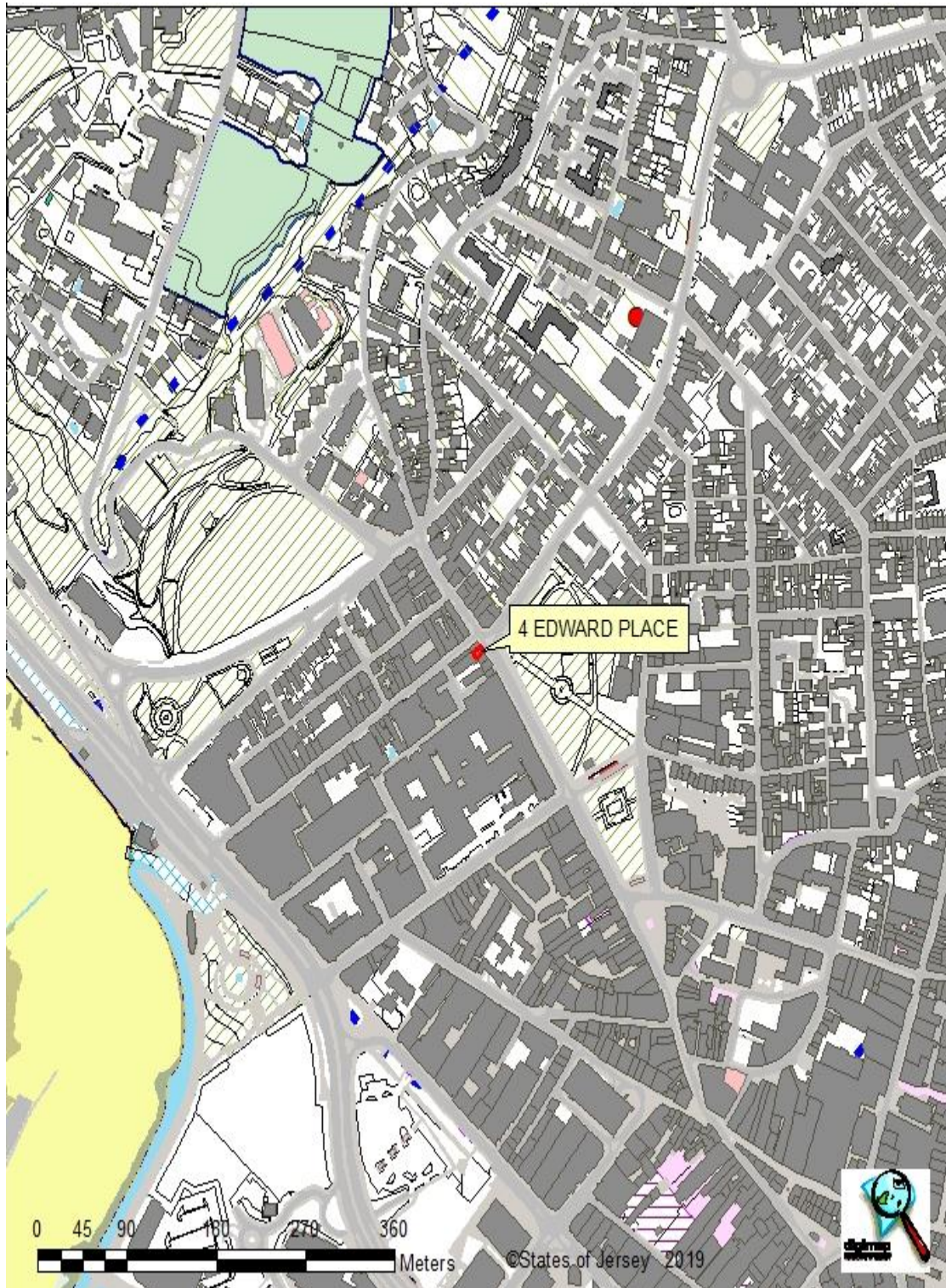
WHILST WE BELIEVE THESE PARTICULARS TO BE CORRECT NO RESPONSIBILITY CAN BE ACCEPTED FOR ANY INACCURACY

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