

COMMERCIAL PROPERTY OFFICE OPPORTUNITY



Sarre & Company
CHARTERED SURVEYORS

QUALITY GROUND FLOOR OFFICE PREMISES 17 HILARY STREET ST HELIER



APPROXIMATELY 1,780 SQ.FT.

+ 2 PARKING SPACES

TO LET OR FOR SALE

17 HILARY STREET AND 4/6 WESLEY STREET

LOCATION

The premises are positioned within St Helier's Central Business District, being just a couple of minutes' walk from the principal pedestrianised retailing areas.

More specifically, the premises are situated fronting Hilary Street mid-way between the junctions with Peter Street and Hilgrove Street.

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

DESCRIPTION

The available space provides quality office premises on ground floor.

The offices benefit from the following general specification:

- Suspended ceilings;
- Integral fluorescent lighting;
- Comfort cooling/ comfort heating;
- Double glazing;
- Ladies, Gents and Disabled WC facilities;

The offices were previously occupied by Ashburtons and are fitted out to a high standard, with various meeting rooms, a boardroom and supporting kitchen.

We attach a floor plan both on an open plan nature and with an example test to fit layout.

ACCOMMODATION

The approximate area of the entire accommodation is 2,033 sq.ft, of which 1,780 sq.ft are offices.

Plus 2 secure garage car spaces.

17 HILARY STREET AND 4/6 WESLEY STREET

TENURE

To Lease

The premises are available, based on a new 9 year fully repairing and insuring style lease with a service charge being levied on a fair proportional basis to cover the running and management costs of the building. Rent reviews are 3 yearly, in line with Jersey Cost of Living.

For Sale

Alternatively, the premises are available for sale with vacant possession.

ASKING RENTALS

Offices	£19.25 per sq.ft.
Parking	£2,950 per annum.

ASKING PRICE

£600,000

AVAILABILITY

On completion of legal formalities.

LEGAL COSTS

Each party to bear their own legal costs.

17 HILARY STREET AND 4/6 WESLEY STREET

VIEWING

By contacting the vendor's sole agent:

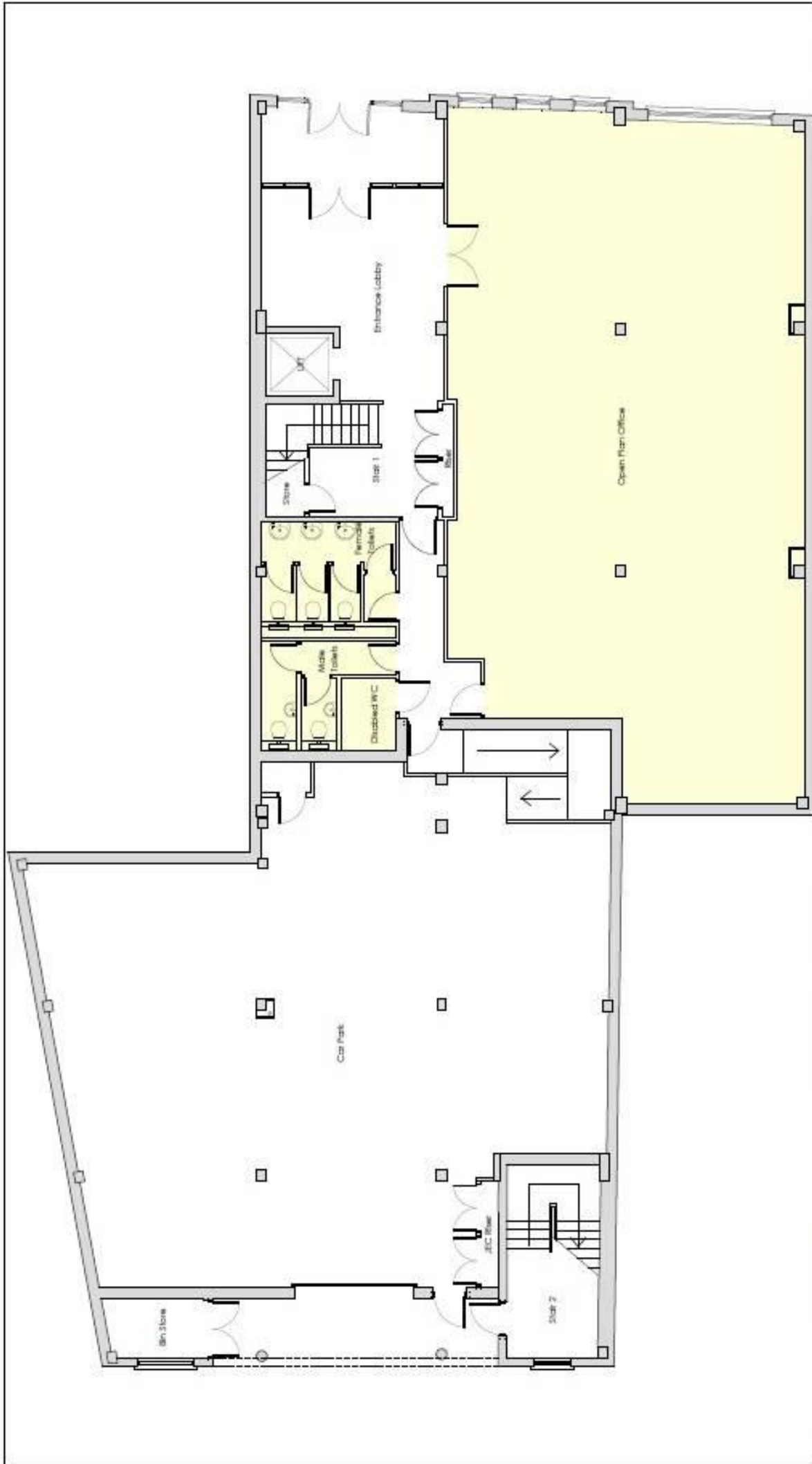
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WHILST WE BELIEVE THESE PARTICULARS TO BE CORRECT NO RESPONSIBILITY CAN BE ACCEPTED FOR ANY INACCURACY



AXIS MASON LONDON GLASGOW JERSEY DUBLIN Somerset House, Philip Street St. Helier, Jersey, JE2 4BN 01534 870 137 WWW.AXISMASON.COM		Scale @ A3: 1:100 Date: JUNE 2018 Project Co-ordinator: MC Issue Status: INFORMATION
Client: CMS	Project: 17 Hilary Street, St. Helier, Jersey	Job No.: 3435
Drawing Title: Existing Ground Floor Plan		Drawing No.: 010
Revision:		P1

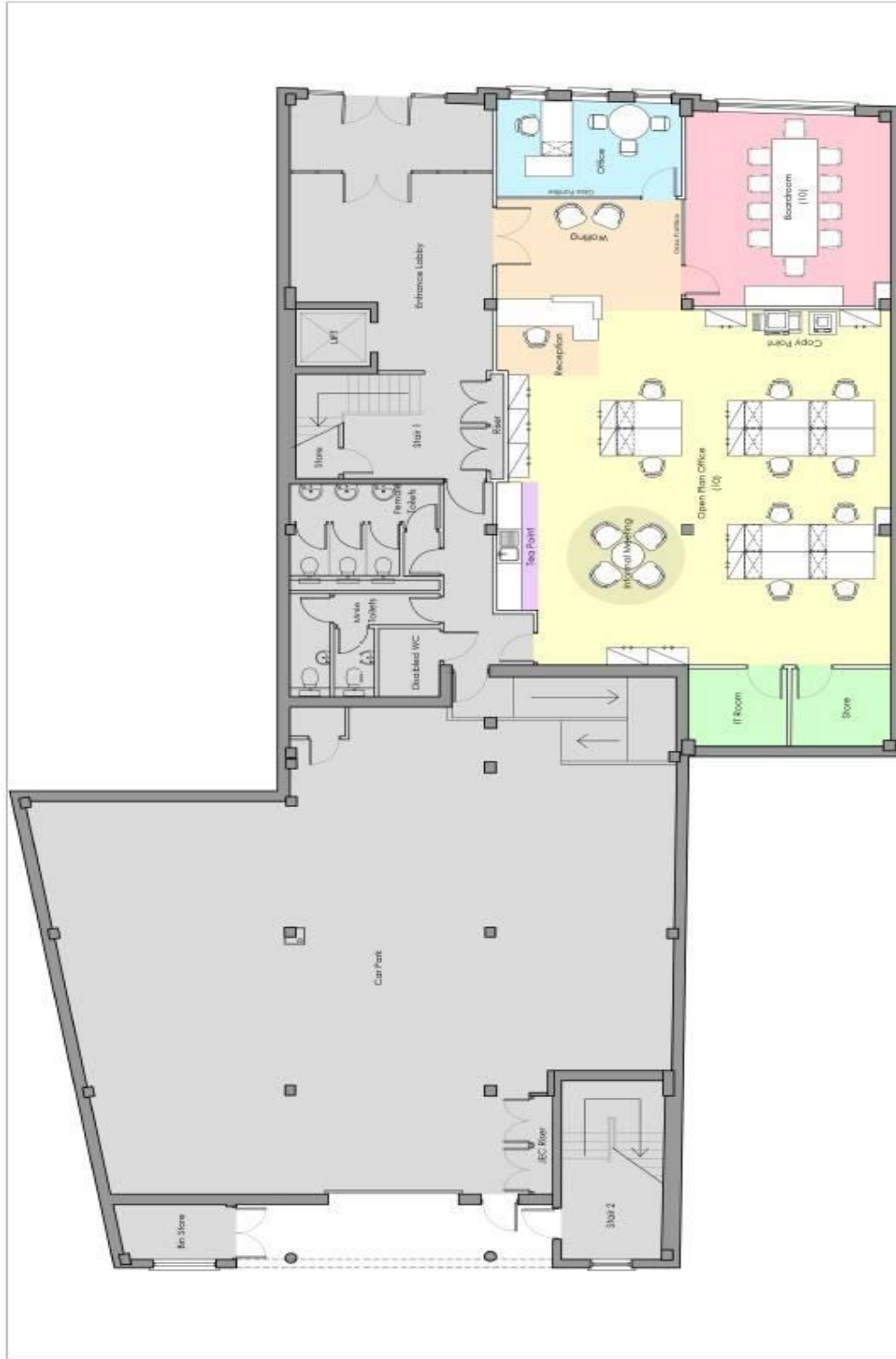
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Revision:		P1

Rev	Description	Drawn	Checkd	Date
F1	Issued for information	DK	MC	18/11/19

NET INTERNAL AREA:
 = 188.9m² / 2,033.0RF

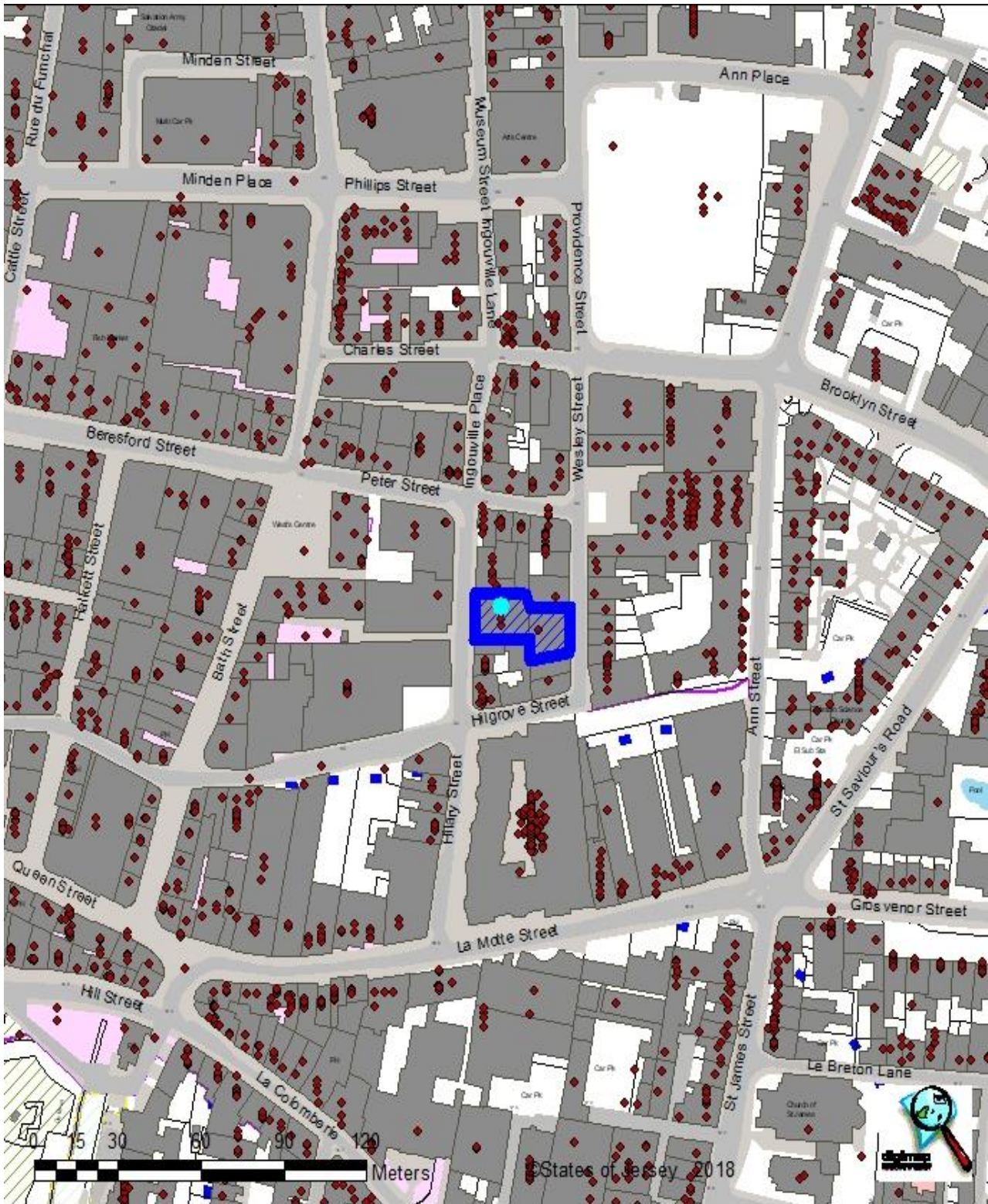
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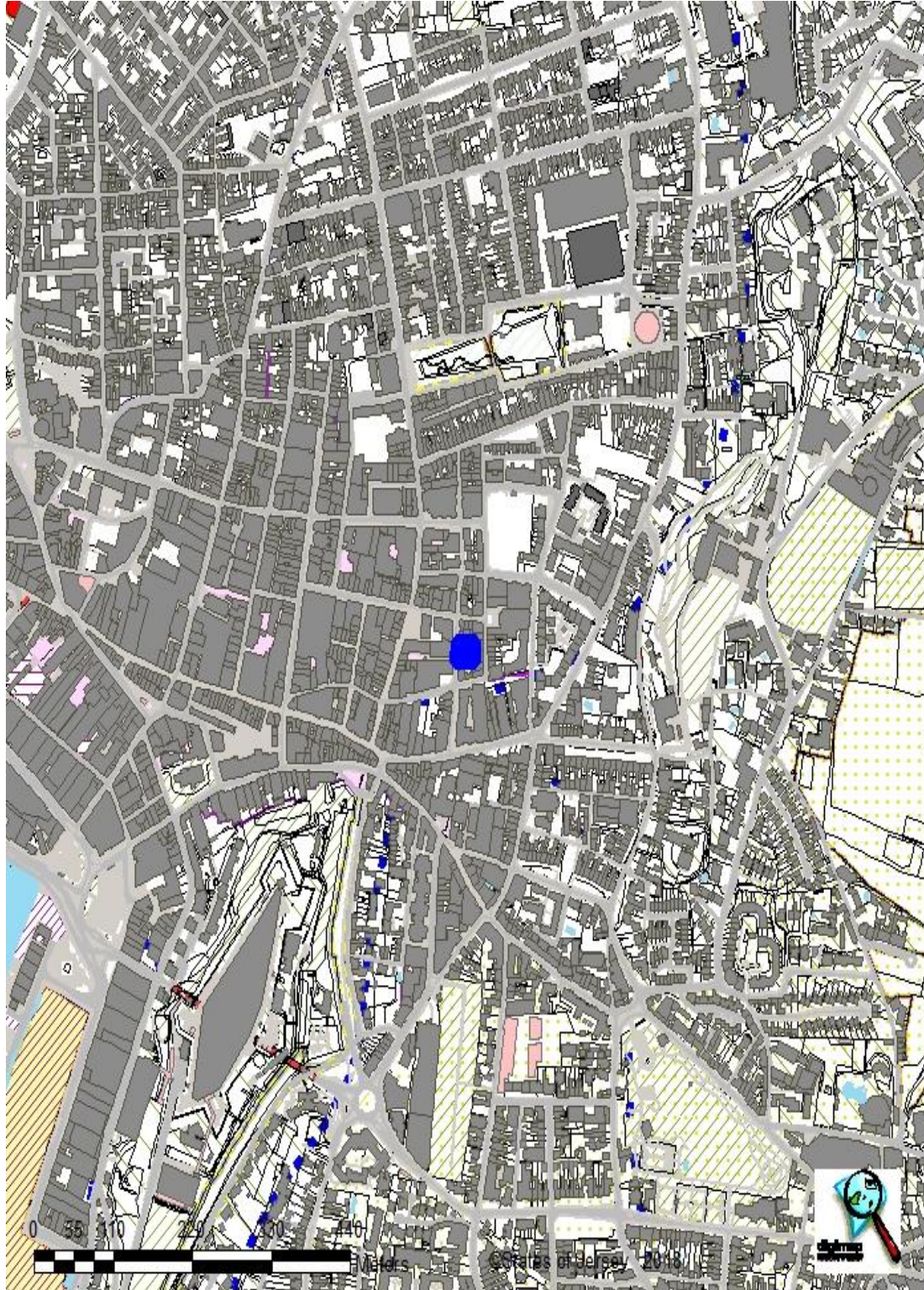
AXIS MASON Somerville House, Philips Street St Helier, Jersey, JE2 4BH 01534 870127 WWW.AXISMASON.COM LONDON GLASGOW JERSEY GRANSK DURBAN		Scale @ A3: 1:100 Date: JUNE 2018 Project: 17 Hilary Street, St Helier, Jersey Co-ordinator: MC Status: PRELIMINARY	Job No: 3435 Drawing No: 000 Revision: P1
Rev Description P1 Test-FI 0646	Dwn Cld Date DK MC 11/07/18	Client: CMS Project: 17 Hilary Street, St Helier, Jersey Drawing Title: Proposed Ground Floor Plan Test-FI	
<small> 4/17/18 Typical dimensions are for internal use. The client is responsible for the accuracy of the information provided. The drawings are to be used in conjunction with all other drawings and specifications. The client is responsible for the accuracy of the information provided. The drawings are to be used in conjunction with all other drawings and specifications. The client is responsible for the accuracy of the information provided. The drawings are to be used in conjunction with all other drawings and specifications. The client is responsible for the accuracy of the information provided. The drawings are to be used in conjunction with all other drawings and specifications. The client is responsible for the accuracy of the information provided. </small>			

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