

COMMERCIAL PROPERTY RETAIL OPPORTUNITY



Sarre & Company
CHARTERED SURVEYORS

PRIME RETAIL UNIT 71 KING STREET ST HELIER



GROUND FLOOR: 436 SQ.FT.
FIRST FLOOR: 493 SQ.FT.
SECOND FLOOR: 343 SQ.FT.
THIRD FLOOR: 176 SQ.FT.

NEW LEASE AVAILABLE

71 KING STREET ST HELIER

LOCATION

The property is located on the prime pedestrianised retailing precinct in St Helier.

Nearby occupiers include Marks and Spencer, Benetton, WH Smith, JoJo Maman Bebe, Boots, Hallmark Cards, the Body Shop and Superdrug, to name but a few.

We attach a location plan for reference purposes.

DESCRIPTION

The property itself provides efficient retail accommodation on ground floor and first floors, with office/ancillary space on the second and third floors.

ACCOMMODATION

The approximate Net Internal Areas are as follows:-

Ground Floor	436 sq.ft.
First Floor	493 sq.ft.
Second Floor	343 sq.ft.
Third Floor	176 sq.ft.
Total	1,448 sq.ft.

TENURE

The property is available by way of a new 9 year internal repairing lease with the tenant being responsible for external decoration, all rates, building insurance and management agent charges. The landlord however is to remain responsible for external repairs, and keeping the building wind and water tight.

Rent reviews are three yearly in line with Jersey Cost of Living.

71 KING STREET ST HELIER

ASKING RENTAL

£47,500 per annum.

OCCUPATION

By negotiation.

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, Julian Roffe FRICS MCI. Arb,
or Annie Bolle-Jones**

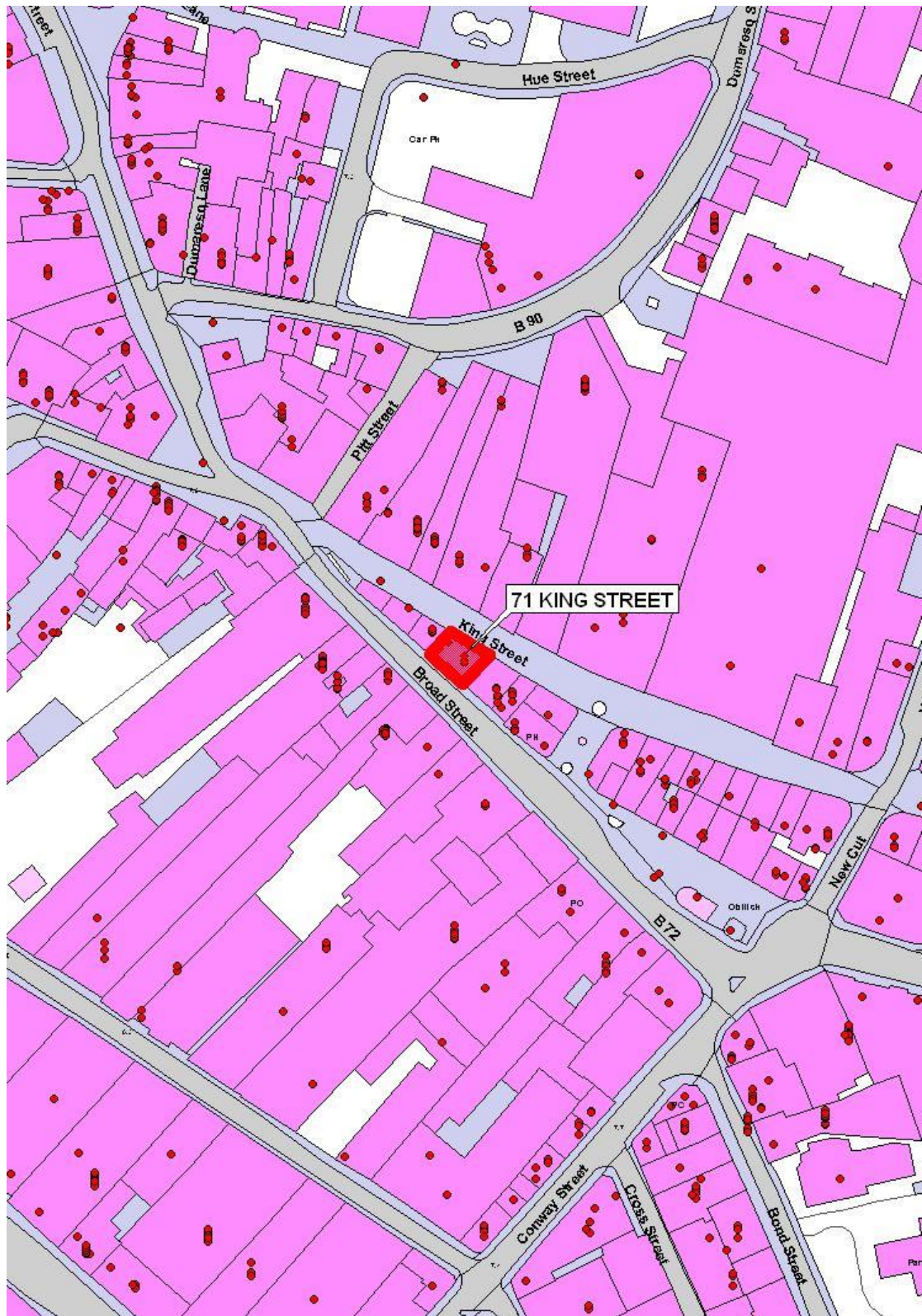
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WHILST WE BELIEVE THESE PARTICULARS TO BE CORRECT NO RESPONSIBILITY CAN BE ACCEPTED FOR ANY INACCURACY

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