

Retail Unit for Let



Sarre & Company
CHARTERED SURVEYORS

Smart fully refurbished Town Centre Retail Unit 6 Waterloo Street St Helier



TO LET

APPROXIMATELY 455 SQ.FT.

+ Ancillary Offices if required

6 Waterloo Street, St Helier, Jersey

LOCATION

The property is situated in the heart of St Helier's Central Business District in a recognised popular retailing area. Waterloo Street is a busy cut through between the Central Market on Halkett Place and Voisin Home on Don Street. We attach a location plan for reference purposes.

DESCRIPTION

The property is a mid-terrace building with a commercial retail outlet at ground floor level and separate first floor offices, all fully refurbished to a very high standard.

The ground floor premises lend itself to various uses and has planning permission for change of use from Retail (Class A) to Café (Class B) if required. It benefits from a separate toilet (with storage), back and front room equipped with hot and cold water, new comfort cooling and heating, and 3-phase power supply. Smartly tiled throughout for easy cleaning, with neutral paintwork and contemporary fittings.

The main showroom features a large arched display window looking onto the street. A bespoke oak and stainless steel bar area includes a Marco tap (providing on-demand, temperature-controlled, filtered water), double sink and built-in storage. Floating oak shelving, as well as low level fitted cupboards around the shop, provide great display and further storage.

To the rear of the property is a good-sized preparation/storage area. It features an integrated dishwasher, filtered water tap, double sink, stainless steel worktops, ceiling-height storage cupboards and large electric Velux window.

Accessed separately, there is a small office suite on the first floor level which is available with the retail unit or separately. It benefits from a kitchenette with integrated fridge, large sash windows with fitted Venetian blinds and Karndean flooring. It has its own WC and power shower on the mezzanine level. It would suit a variety of uses, dependent on planning permission.

ACCOMMODATION

The approximate net internal areas are as follows:-

Ground Floor	Retail	445 sq.ft.
First Floor	Office	315 sq.ft.

6 Waterloo Street, St Helier, Jersey

TENURE

The ground floor retail/cafe unit and/or office suite are available by way of a new 9 year internal and repairing lease, subject to 3 yearly rent reviews in line with Jersey Cost of Living only. The tenant will be responsible for a fair proportion of the building insurance and fire alarm maintenance, their own utilities and all parochial rates.

RENTAL

Ground Floor - Retail - £18,000 pa
First Floor - Offices - £6,500 pa

OCCUPATION

Immediately on completion of legal formalities.

LEGAL COSTS

Each party to bear their own legal costs.

VIEWING

Strictly by prior appointment to the vendor's agent by contacting either:

Alistair M Sarre BSc MRICS or Annie Bolle-Jones

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

Tel: 01534 888848

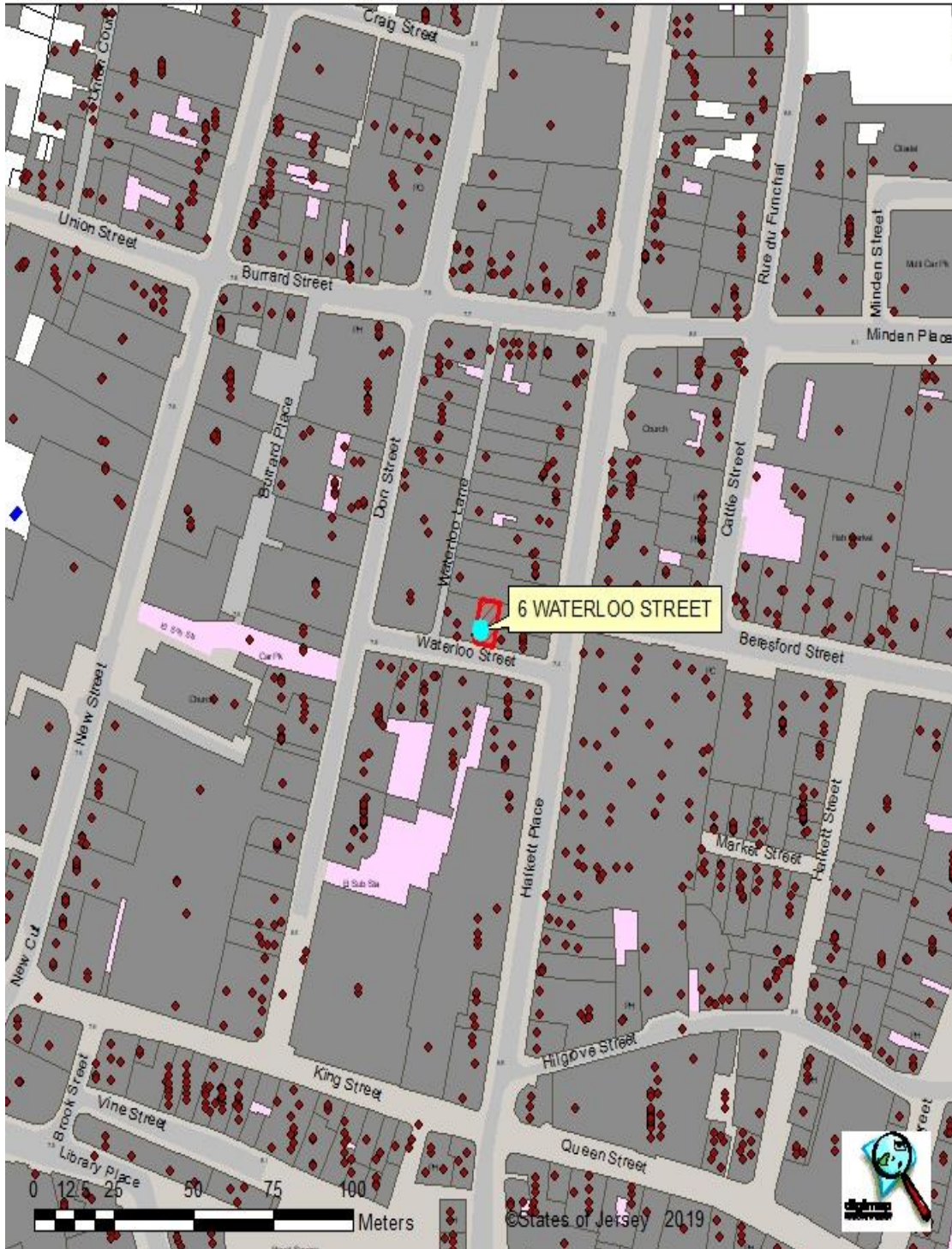
Fax: 01534 888849

E-mail: property@sarreandcompany.co.uk

Website: www.sarreandcompany.co.uk

Whilst we believe these particulars to be correct no responsibility can be accepted for any inaccuracy

6 Waterloo Street, St Helier, Jersey



16 Gloucester Street, St.Helier, Jersey, Channel Islands, JE2 3QR.
Tel: 01534 888848 Fax: 01534 888849
Email: property@sarreaudcompany.co.uk www.sarreaudcompany.co.uk