

# COMMERCIAL PROPERTY RETAIL/STORAGE OPPORTUNITY



Sarre & Company  
CHARTERED SURVEYORS

## RETAIL/SHOWROOM UNIT PLUS ANCILLARY STORAGE AUGRES GARAGE LA ROUTE DE LA TRINITÉ TRINITY



**OFFICES – 208 SQ.FT.  
RETAIL/SHOWROOM – 719 SQ.FT.  
STORAGE – 1,702 SQ.FT.**

**+ AMPLE PARKING**

**TO LET**

# AUGRES GARAGE LA ROUTE DE LA TRINITE TRINITY

## **LOCATION**

The premises front a particularly busy arterial main road benefiting from a prominent road side position and forms part of Augres Garage on La Route de la Trinité in the Parish of Trinity.

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

## **DESCRIPTION**

The premises consist of a linear shaped retail/showroom unit with a full height glass window frontage, along with an ancillary office and storage area to the rear and side.

The site itself now houses the Mansell Collection car sales forecourt, the Eco-laundry, a car valeting centre and the ATF fuel station.

## **ACCOMMODATION**

The areas are as follows:-

Offices	208 sq.ft.
Retail/Showroom	719 sq.ft.
Storage	1,702 sq.ft.

In addition, there is ample car parking available with the unit, plus visitor parking.

## **TENURE**

The premises are available by way of new 9-year internal repairing style lease, subject to recovery on a fair proportional basis, of building insurance and Foncier Rates.

The rent is to be reviewed 3 yearly in line with Jersey Cost of Living.

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## **ASKING RENTAL**

£36,000 per annum

## **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, 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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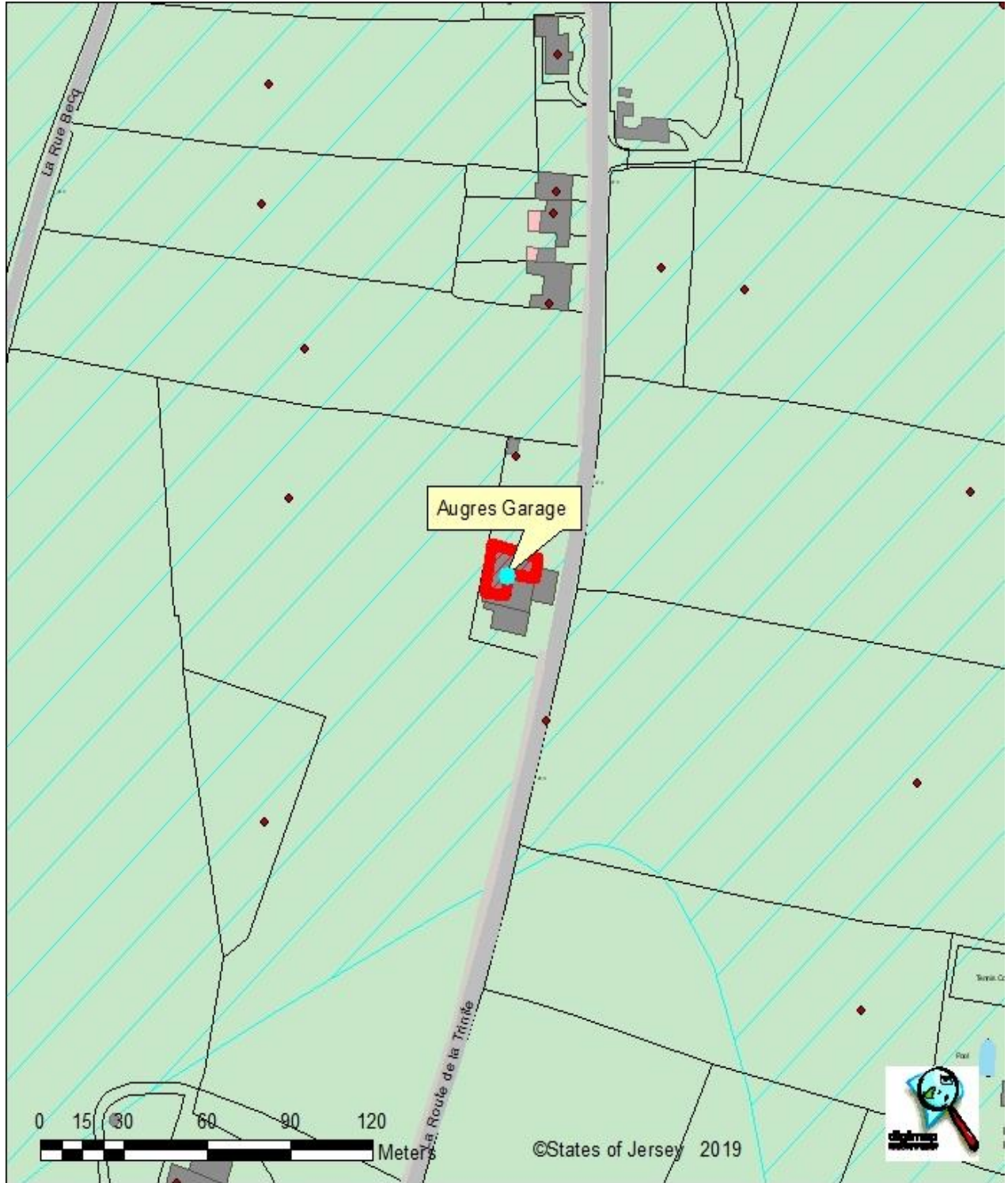


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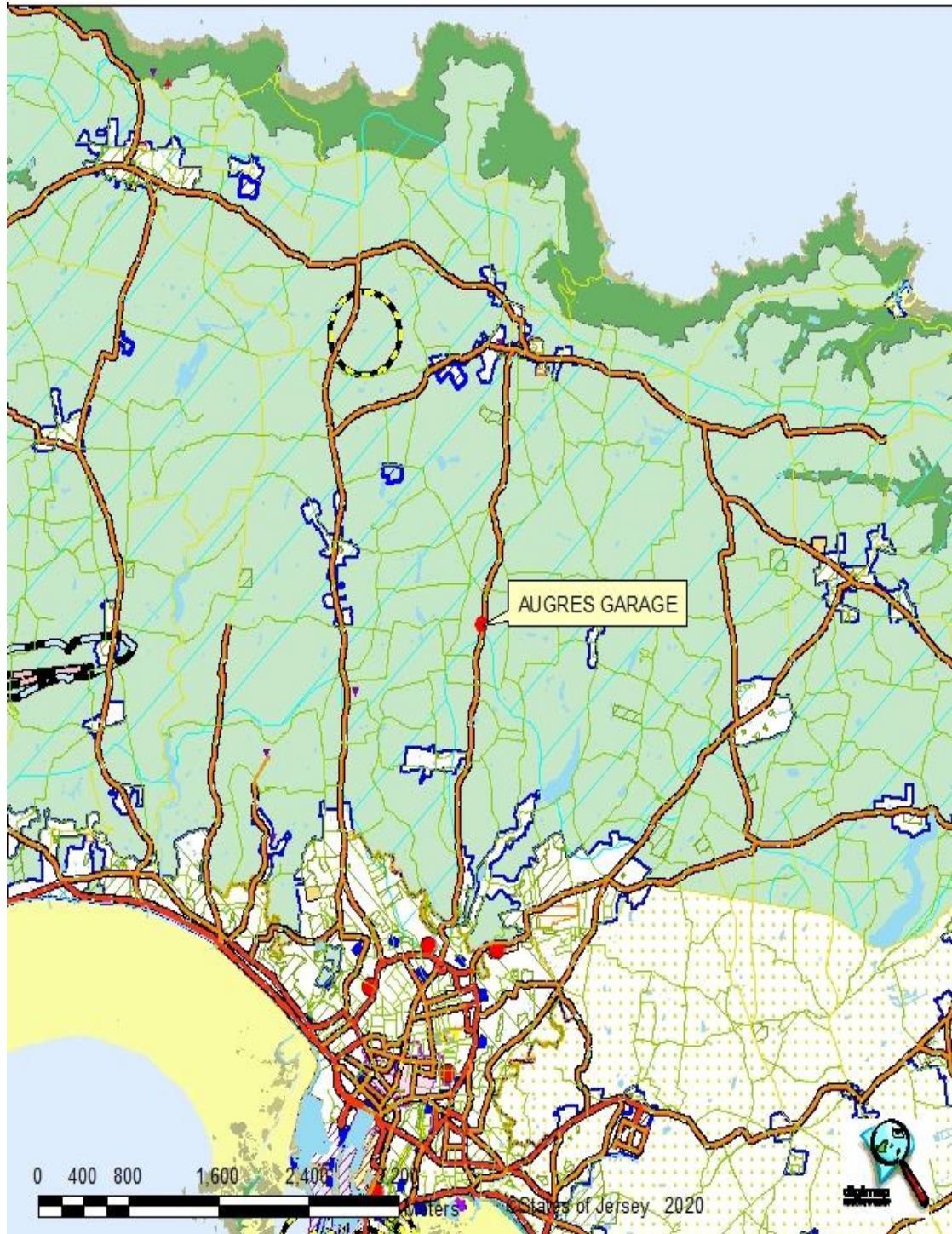


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