

COMMERCIAL PROPERTY RETAIL OPPORTUNITY



Sarre & Company
CHARTERED SURVEYORS

EFFICIENT RETAIL UNIT 13 BARRARD STREET ST HELIER



TO LET ON A NEW LEASE



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



13 BURRARD STREET ST HELIER

LOCATION

The premises are situated immediately to the North of St Helier's primary retailing precincts of King and Queen Street, occupying a prominent position within St Helier's Central Business District.

We attach a location plan for reference purposes.

DESCRIPTION

The available premises provide an efficient linear ground floor retail unit in a good condition throughout, benefitting from a small kitchenette, WC facility and ancillary storage area to the rear.

We attach a floor plan for reference purposes.

ACCOMMODATION

The approximate Net Internal Areas are as follows:

Principal Front of House Retailing Area	719 sq.ft.
Secondary Retailing Area/Ancillary	565 sq.ft.
Small Store	<u>44 sq.ft.</u>
Total	1,328 sq.ft.

TENURE

The unit is available by way of an internal repairing style lease, however, the lessee shall be responsible for a fair proportion of all parochial rates and building insurance.

RENTAL

Asking £30,000 per annum

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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 agent:

Alistair M Sarre BSc MRICS or Julian Roffe FRICS MCI. Arb

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

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APPROX'. GROSS INTERNAL AREA
137.82m² (1,483.5 sq ft)

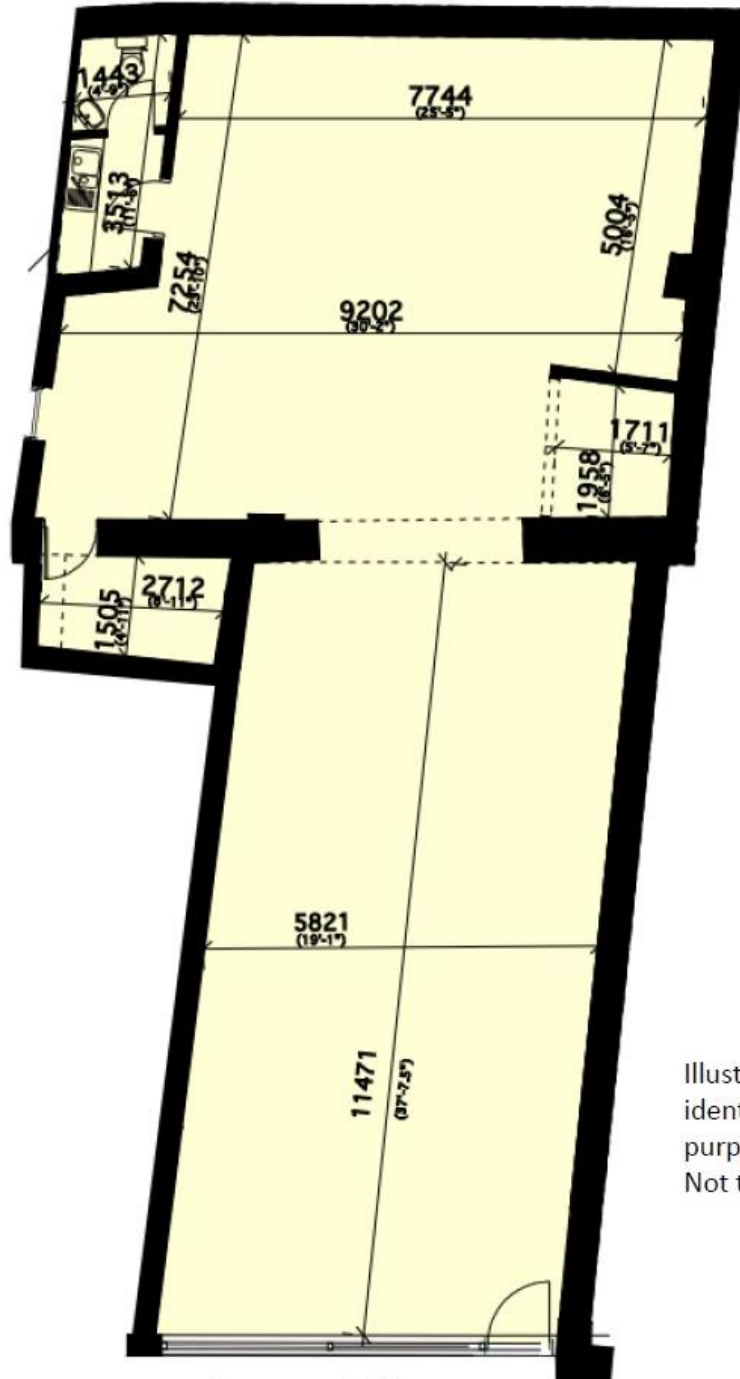
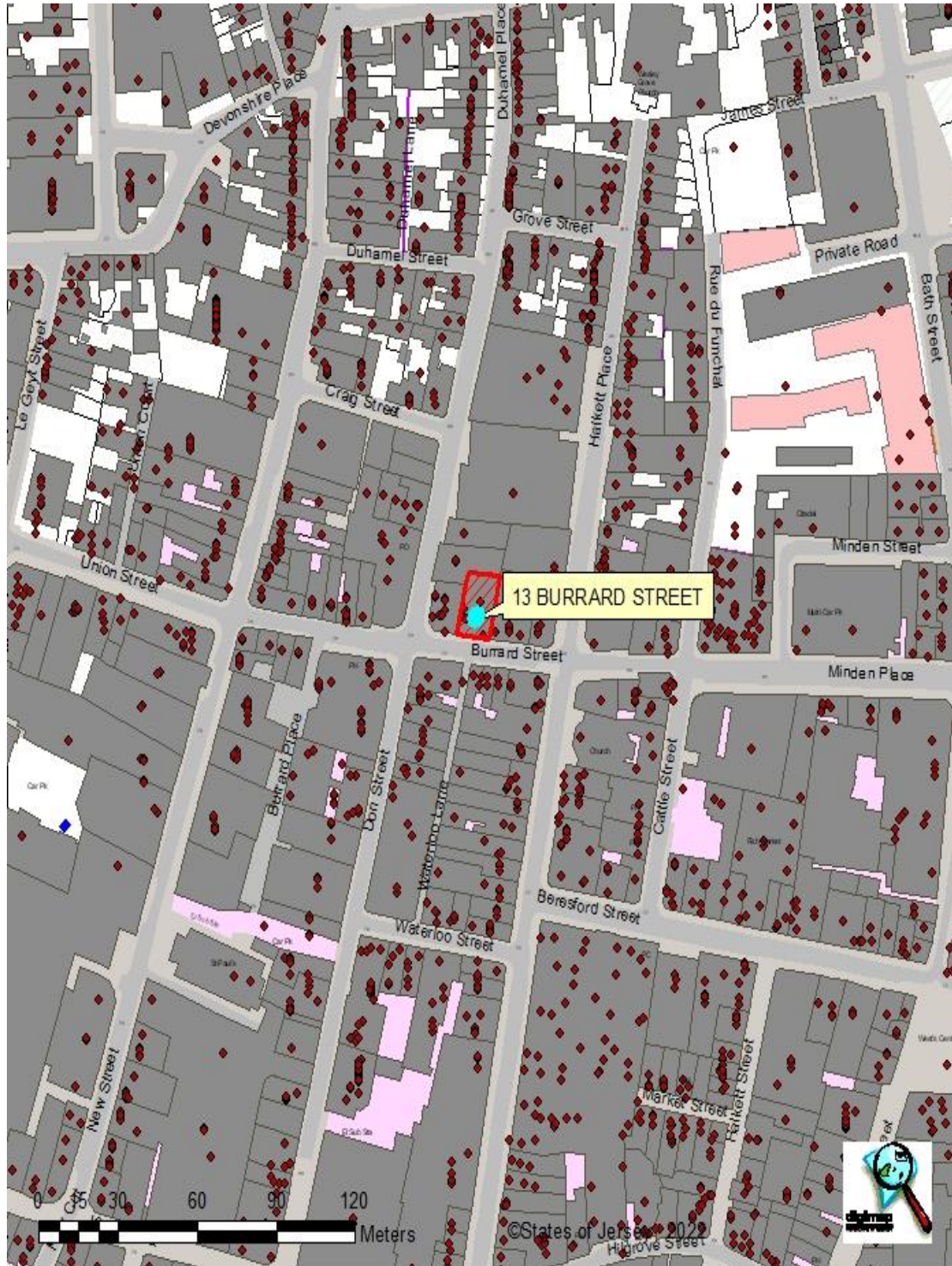


Illustration for
identification
purposes only.
Not to scale.

Ground Floor

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