

COMMERCIAL PROPERTY RETAIL OPPORTUNITY



Sarre & Company
CHARTERED SURVEYORS

PROMINENT RETAIL UNIT 5 BROAD STREET ST HELIER



TO LET



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



5 BROAD STREET ST HELIER

LOCATION

The premises are located in the heart of the St Helier's Central Business District.

More specifically, the premises are located on the Eastern end of Broad Street, looking out over Library Place, on a particularly busy thoroughfare.

We attach a location plan for reference purposes.

DESCRIPTION

The premises consist of a 4-storey purpose built commercial unit, currently being utilised as a hair and beauty salon, but naturally all types of retail use would be appropriate.

The unit benefits from highly visible open plan ground floor retail unit, with a small basement and 3 floors of further accommodation and storage above.

The unit benefits from kitchenette facilities and WC facilities.

We attach a set of floor plans for reference purposes.

ACCOMMODATION

The approximate Net Internal Areas of the accommodation are as follows:-

Basement	90 sq.ft
Ground Floor	347 sq.ft
First Floor	287 sq.ft
Second Floor	306 sq.ft
Third Floor	<u>164 sq.ft</u>
Total	1,194 sq.ft

5 BROAD STREET ST HELIER

TENURE

The premises are available on fully repairing and insuring terms for a duration of up to 9 years, subject to 3 yearly Jersey Cost of Living increases. There is the option for a two year rolling break, after the first two years of the lease, if required.

RENTAL

Asking £31,500 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 or Julian Roffe FRICS MCI. Arb

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

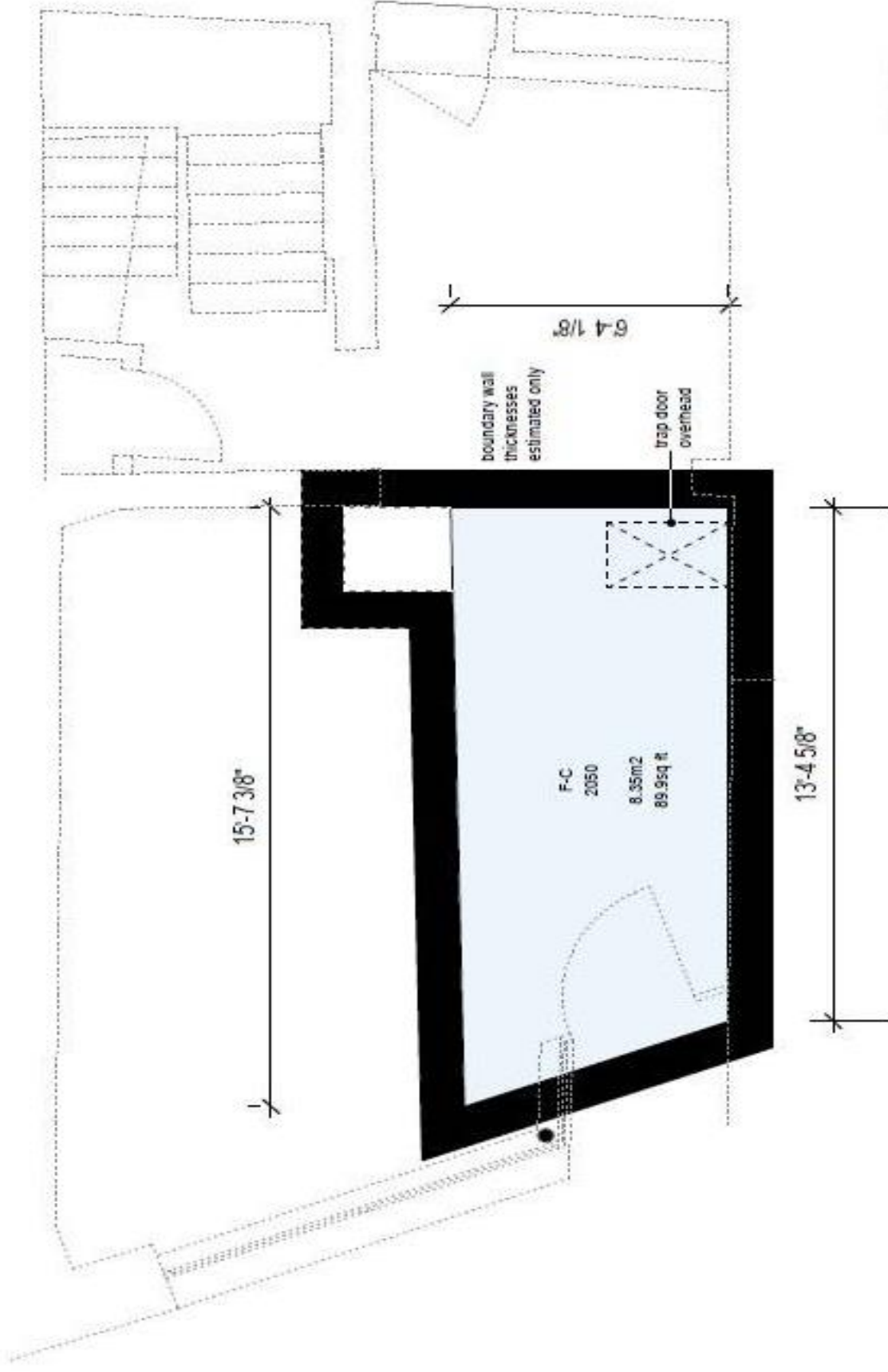
Tel: 01534 888848

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



5 Broad Street St Helier, Jersey Basement area

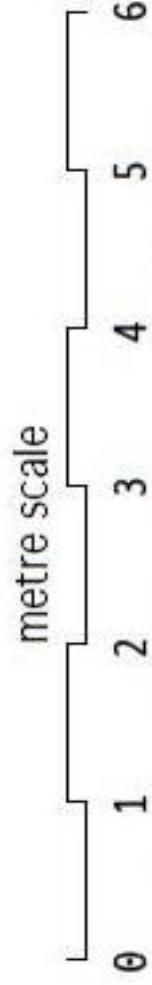
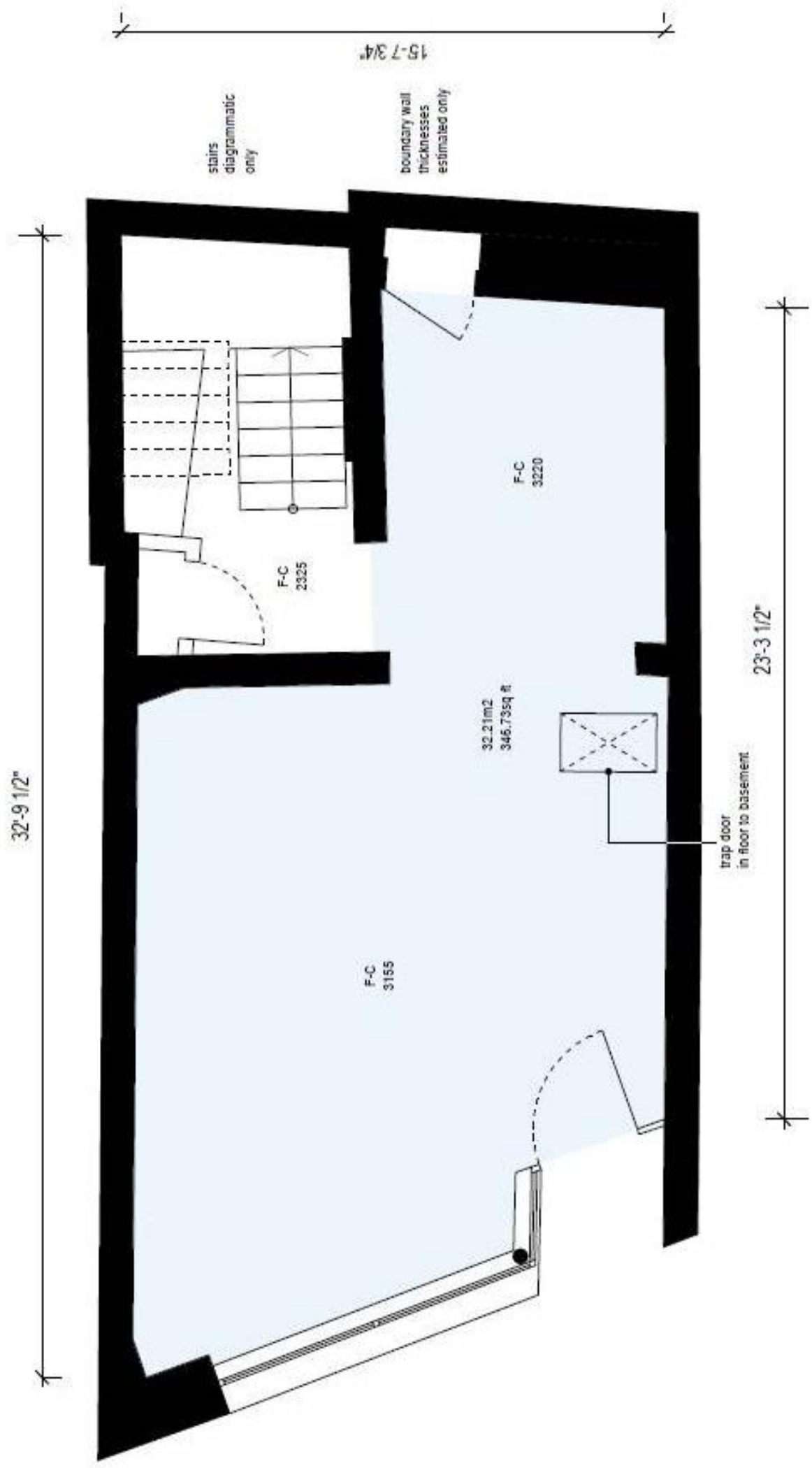
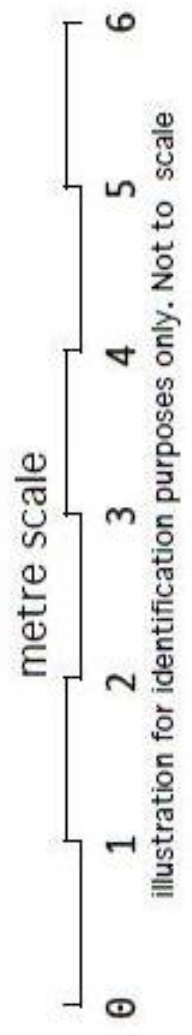


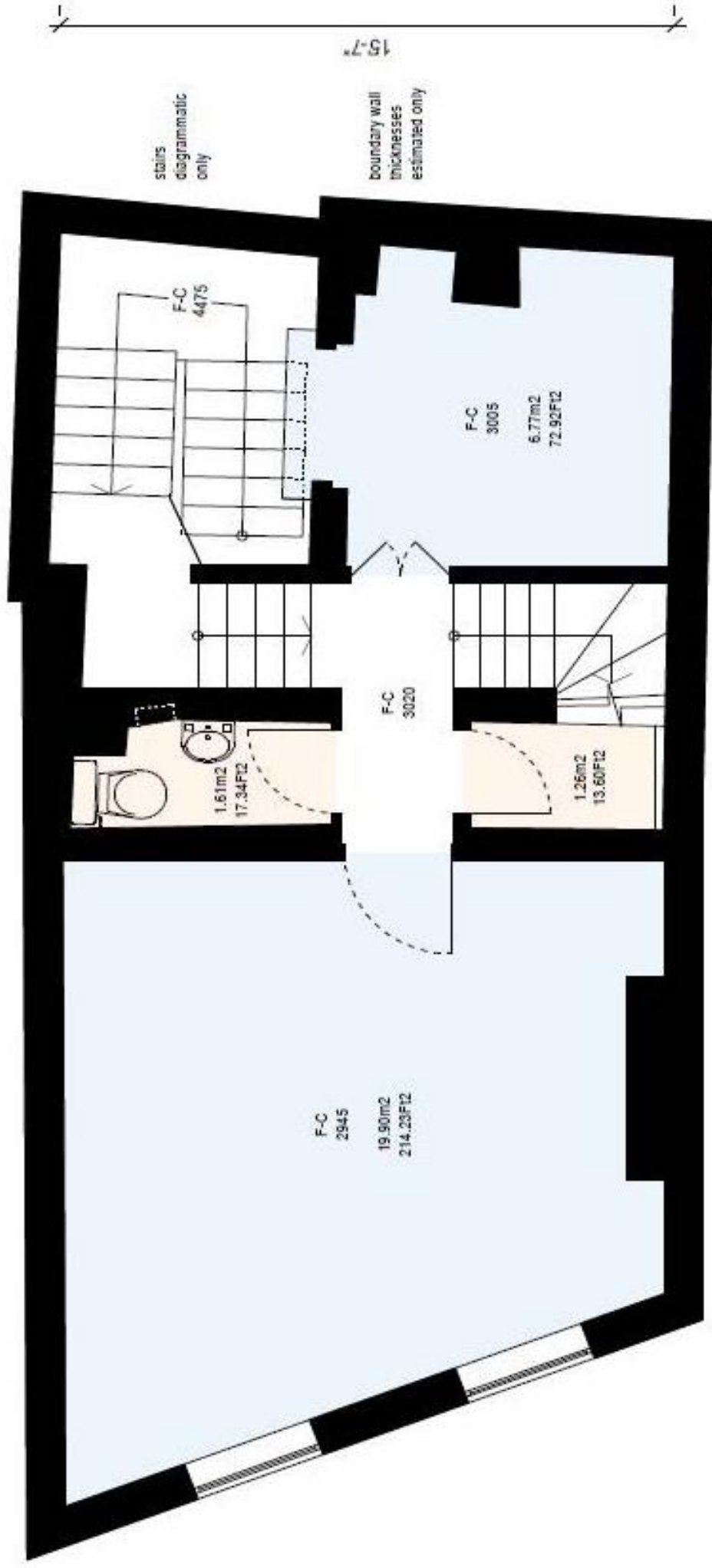
illustration for identification purposes only. Not to scale



5 Broad Street St Helier, Jersey Ground floor



33-10 7/8"



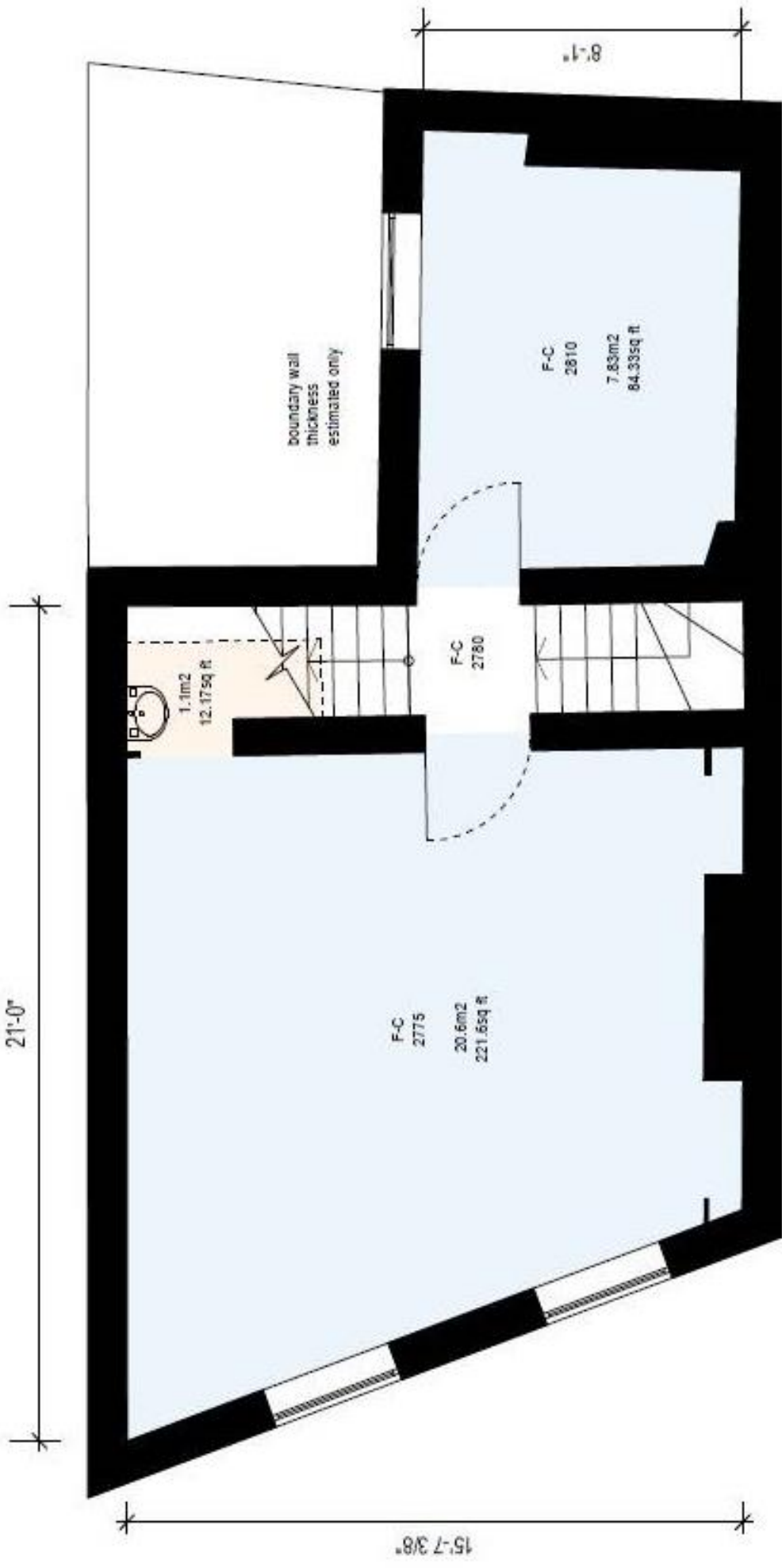
5 Broad Street St Helier, Jersey First floor

metre scale

0 1 2 3 4 5 6

illustration for identification purposes only. Not to scale

21'-0"



stair diagrammatic only

26'-1 5/8"

metre scale

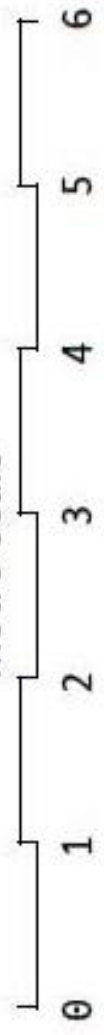
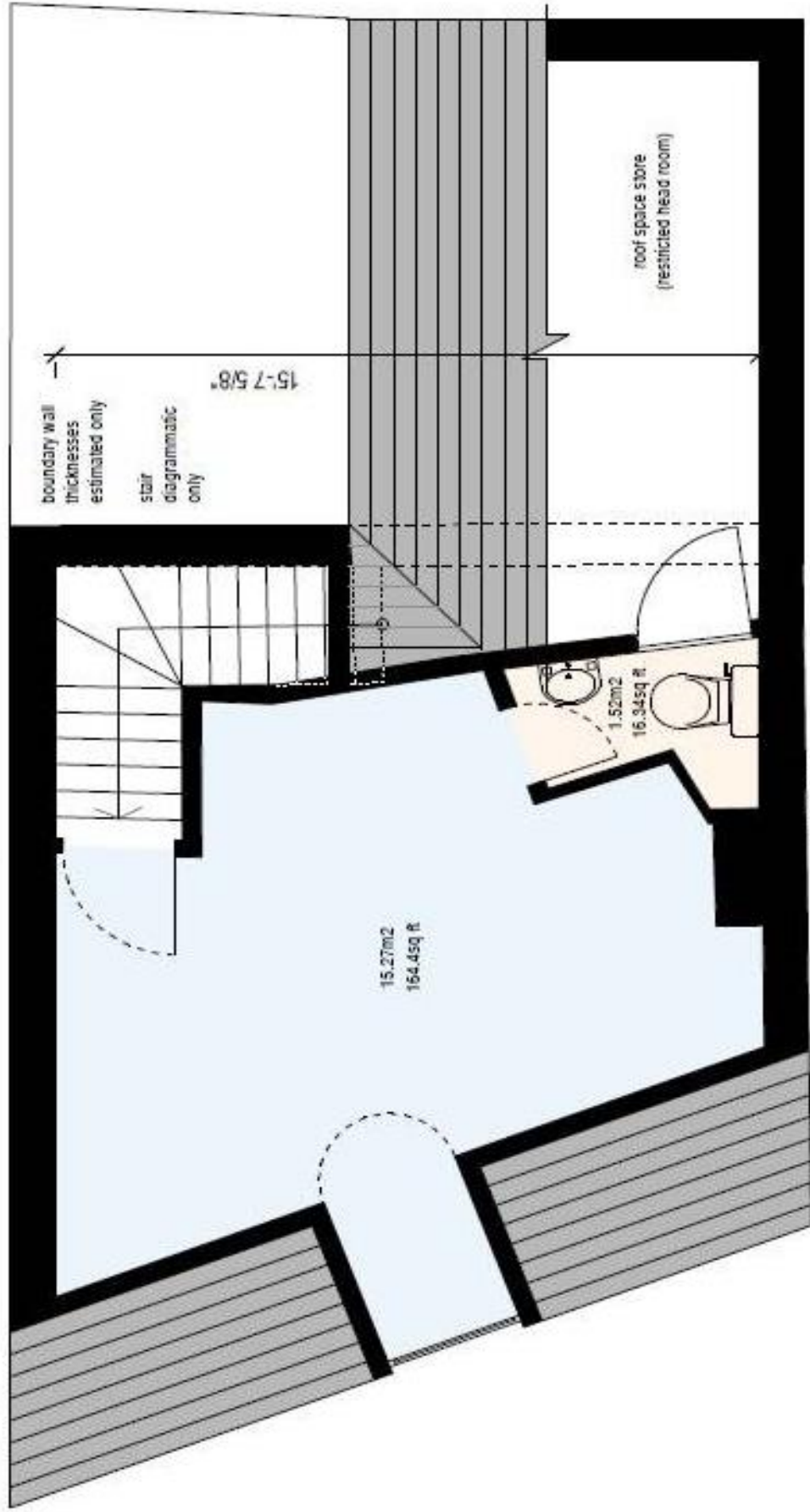


illustration for identification purposes only. Not to scale

5 Broad Street St Helier, Jersey Second floor

17'-4 1/8"

10'-6 1/4"



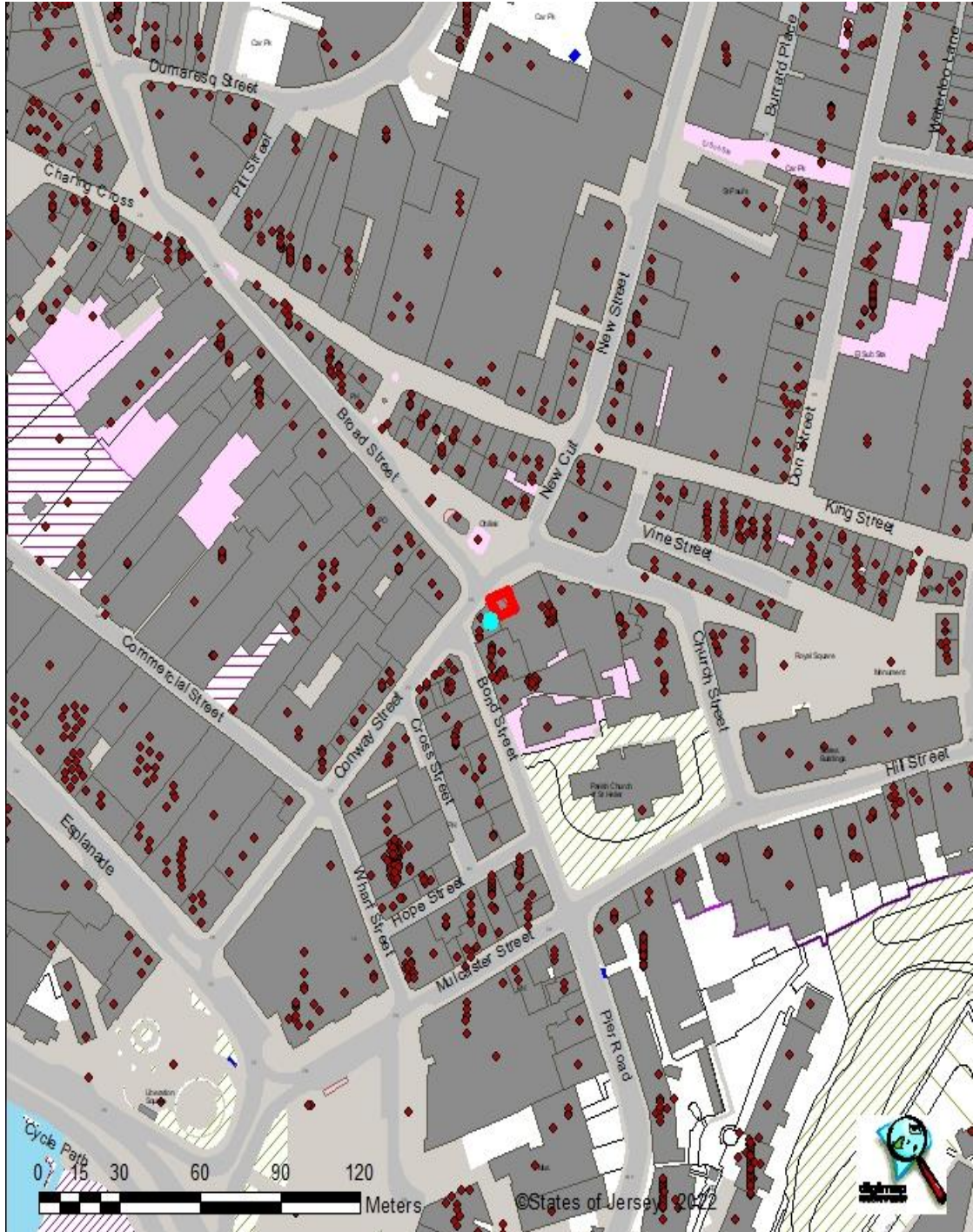
5 Broad Street St Helier, Jersey Third Floor

metre scale

0 1 2 3 4 5 6

illustration for identification purposes only. Not to scale

5 BROAD STREET ST HELIER



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