

# COMMERCIAL PROPERTY RETAIL OPPORTUNITY



**Sarre & Company**  
CHARTERED SURVEYORS

## HALKETT STREET/ HILGROVE STREET ST HELIER



**RETAIL SALES 530 SQ.FT  
BASEMENT STORAGE 180 SQ.FT**

**TO LET**

16 Gloucester Street, St.Helier, Jersey, Channel Islands, JE2 3QR

Tel: 01534 888848 Fax: 01534 888849

Email: [property@sarreandcompany.co.uk](mailto:property@sarreandcompany.co.uk) [www.sarreandcompany.co.uk](http://www.sarreandcompany.co.uk)



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## LOCATION

The property is positioned on a prominent corner with frontages onto Hilgrove Street and the pedestrianised Halkett Street, being also clearly visible from Queen Street.

The premises are situated opposite McDonalds and the Alliance Supermarket, and is a stone's throw from Boots, thereby benefitting from consistent footfall.

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

## DESCRIPTION

The property comprises a corner ground floor retail unit with staircase access to a basement store.

## ACCOMMODATION

The approximate floor areas are as follows:

Ground Floor Retail	530 sq.ft
Basement Storage	180 sq.ft

## TENURE

The property is available by way of a new 9 year internal repairing lease, subject to three yearly rent reviews in line with JRPI. The tenant will be responsible for 50% of the building insurance, 50% of the external painting, 50% of the water rates, 50% of the fire alarm maintenance and all Parish Rates attributable to the unit.

## RENTAL

£30,000 per annum.

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## **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**

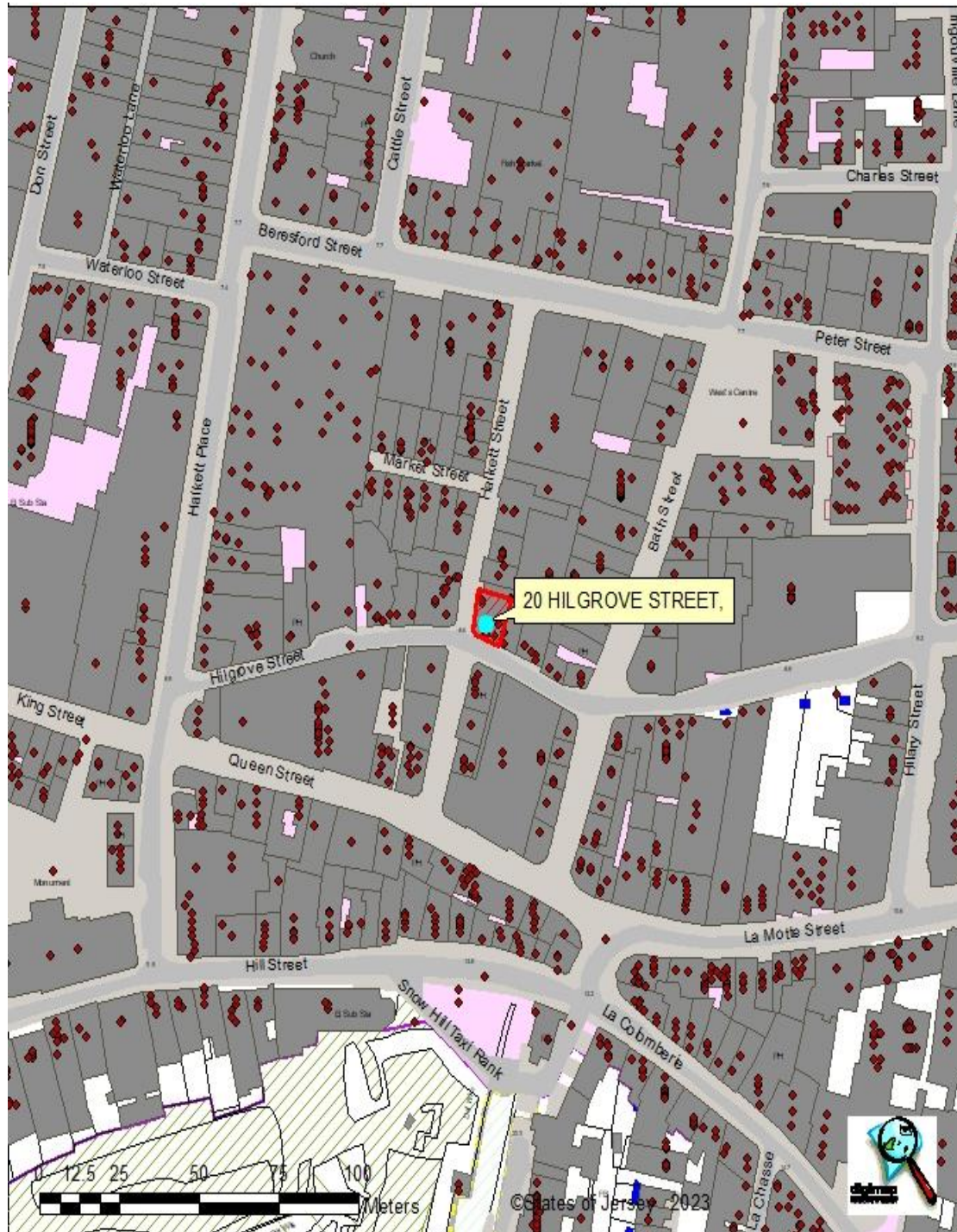
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WHILST WE BELIEVE THESE PARTICULARS TO BE CORRECT NO RESPONSIBILITY CAN BE ACCEPTED FOR ANY INACCURACY

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