

# COMMERCIAL PROPERTY RETAIL OPPORTUNITY



**Sarre & Company**  
CHARTERED SURVEYORS

## PRIME RETAIL UNIT 45A KING STREET ST HELIER



**GROUND FLOOR – 540 SQ.FT.**

**ANCILLARY FLOORS – 1,420 SQ.FT.**

**TO LET ON A NEW LEASE**



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

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## LOCATION

The property is located on the AAA prime principal pedestrianised retailing precinct in Jersey, namely King Street.

Nearby occupiers include Marks & Spencers, W H Smith, Clinton Cards, Mountain Warehouse, Coffee Republic, JD Sports, Sure, Next and Jersey's premier department stores namely Voisins and A De Gruchy & Co.

We attach a site plan and location plan, for identification purposes.

## DESCRIPTION

The property is in good order throughout and provides efficient retail accommodation on ground floor with further retailing on the first floor, plus ancillary storage/ kitchenette facilities. In addition to the above, there are offices and storage on the second and third floors with WC facilities. The premises also further provide an element of basement storage.

The property benefits from a separate rear access allowing for the potential to sub-let the upper floors separately.

## ACCOMMODATION

Basement	Storage	218 sq.ft.
Ground Floor	Zone A	413 sq.ft.
	Zone B	127 sq.ft.
First Floor	Retail/Ancillary	471 sq.ft.
Second Floor	Ancillary	371 sq.ft.
Third Floor	Ancillary	<u>350 sq.ft.</u>
<b>Total Net Internal Area</b>		<b>1,950 sq.ft.</b>

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## TENURE

The premises are available by way of a new 9 year fully repairing and insuring lease, subject to three yearly rent reviews in line with Jersey Cost of Living.

## RENTAL

Asking £64,500 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

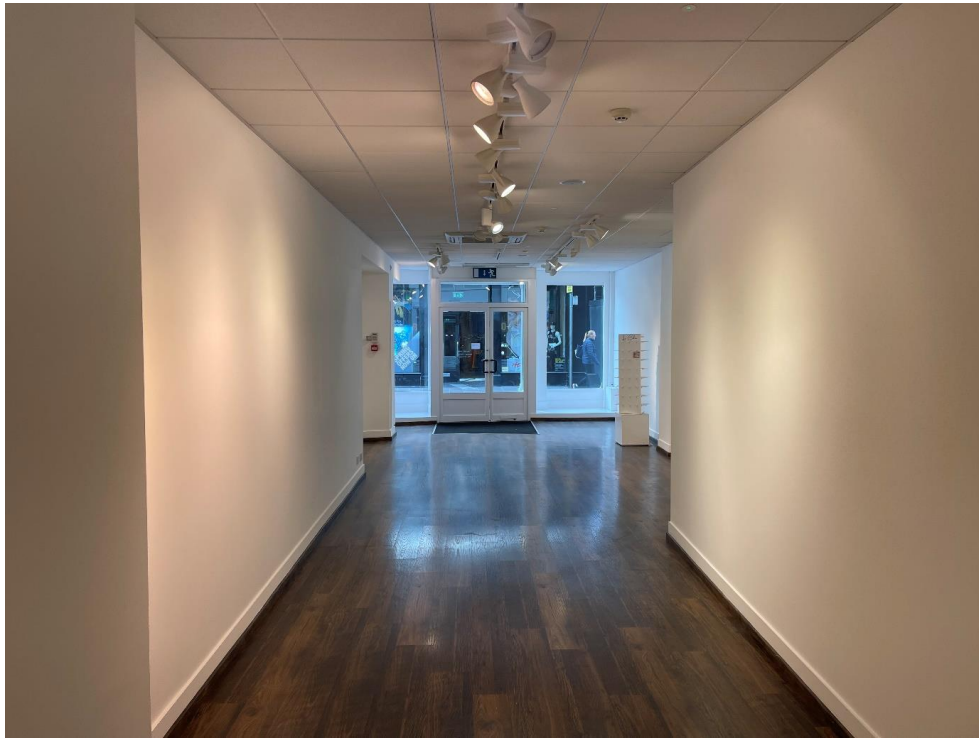
By contacting the vendor's sole agent:

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

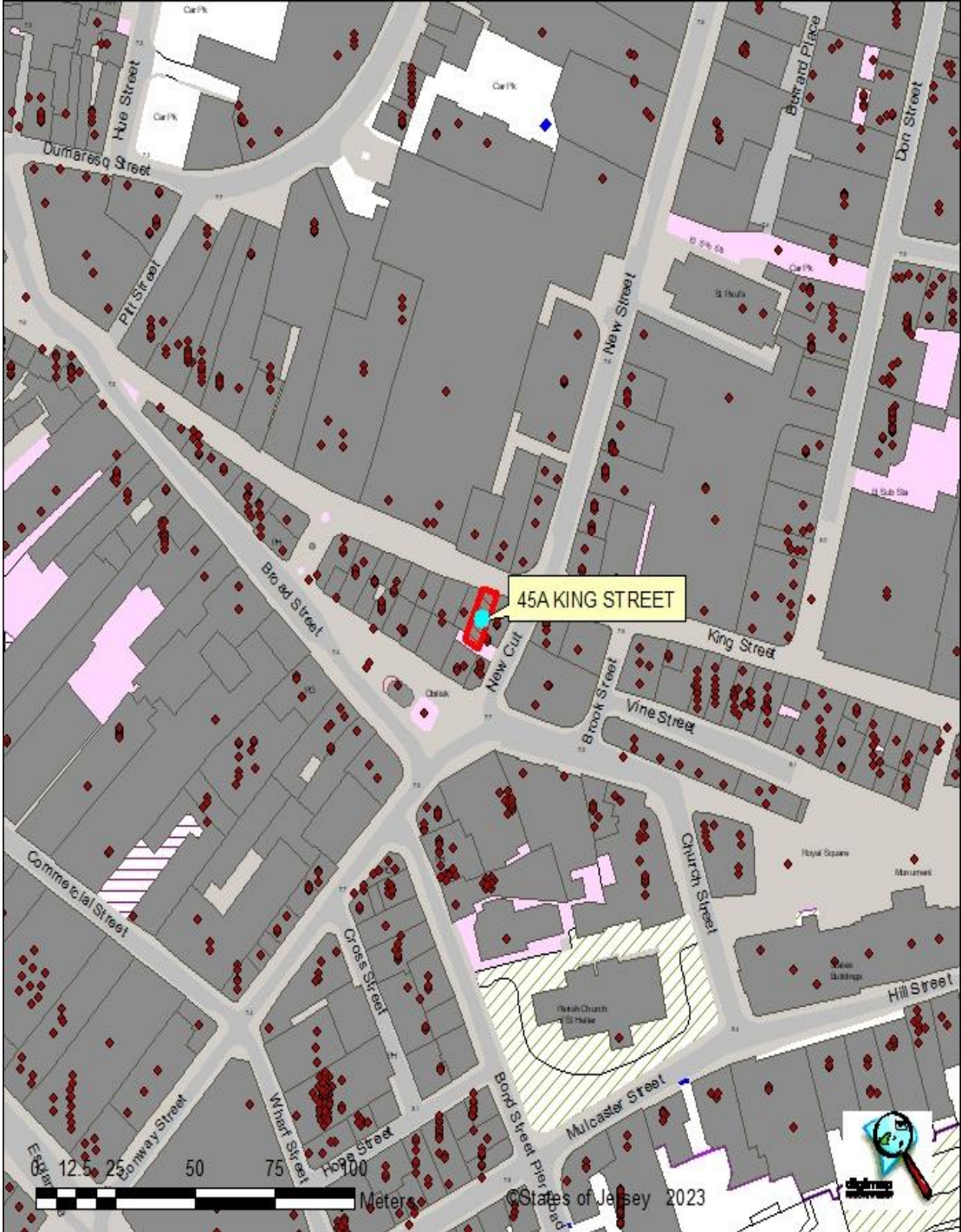
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