

COMMERCIAL PROPERTY RETAIL OPPORTUNITY



Sarre & Company
CHARTERED SURVEYORS

JEC RETAIL CENTRE QUEENS ROAD ST HELIER JERSEY

EXPRESSIONS OF INTEREST



5,695 SQ.FT. (529.4 SQ.M.)

NEW LEASE AVAILABLE



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

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JEC RETAIL CENTRE QUEENS ROAD ST HELIER

LOCATION

The JEC Retail Centre is located immediately to the North of St Helier Town Centre.

More specifically, the premises are located on the Western side of Queens Road, which is one of the main arterial routes serving St Helier and the Northern Parishes.

We attach a location plan for reference purposes.

DESCRIPTION

The retail scheme forms parts of the converted power station and provides efficient open plan retailing space at ground floor level, with approximately 40,000 sq.ft. of offices above.

The site includes the Powerhouse, Jersey's largest electrical retailer, a substantial B&Q DIY Store and Garden Centre, along with a detached Health Plus Medical Centre and Pharmacy, and substantial car parking facilities.

The available accommodation is for a self-contained unit which forms the front section of the Eastern end of the ground floor of the Powerhouse, with a dedicated rear unloading area, with planning permission for both food and non-food retailing, and it is anticipated, with occupation available from Spring 2024.

There is ample service parking, including super-fast electrical vehicle charging, during working times Monday-Friday. This is further extended for late night shopping and indeed weekend opening, by inclusion of a further 157 underground parking spaces.

ACCOMMODATION

The unit will provide a Gross Internal Floor Area of 5,695 sq.ft. (529.4 sq.m.) G.I.A, with a dedicated rear loading bay.

We attach a floor plan for reference purposes.

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We are seeking retailers who will complement the existing uses already on the site.

Expressions of interest are sought to secure this exciting opportunity, and as a guide, based on the following:

TENURE

The premises are available to let for 9 years or longer, based on an internal repairing style lease, including the shop front, windows and rear loading bay door and the unloading bay.

The Lessee will be responsible for the Occupier and Foncier rates together with a fair proportion of the annual building insurance premium.

The annual rent will be subject to 3 yearly rent reviews to the higher of JRPI or OMV.

RENTAL

Offers in excess of £27.50 per sq.ft.

UNLOADING BAY/CAR PARKING

A dedicated loading/unloading bay is provided at the rear of the unit. In addition, a further unloading bay, for use between 8pm and 8am, will be provided for food retailers.

Should management parking be required, up to 2 dedicated spaces can be made available at additional rent, within the lower ground floor car park.

OCCUPATION

From spring 2024, subject to planning and immediately on completion of legal formalities.

LEGAL COSTS

Each Party to bear their own legal costs.

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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

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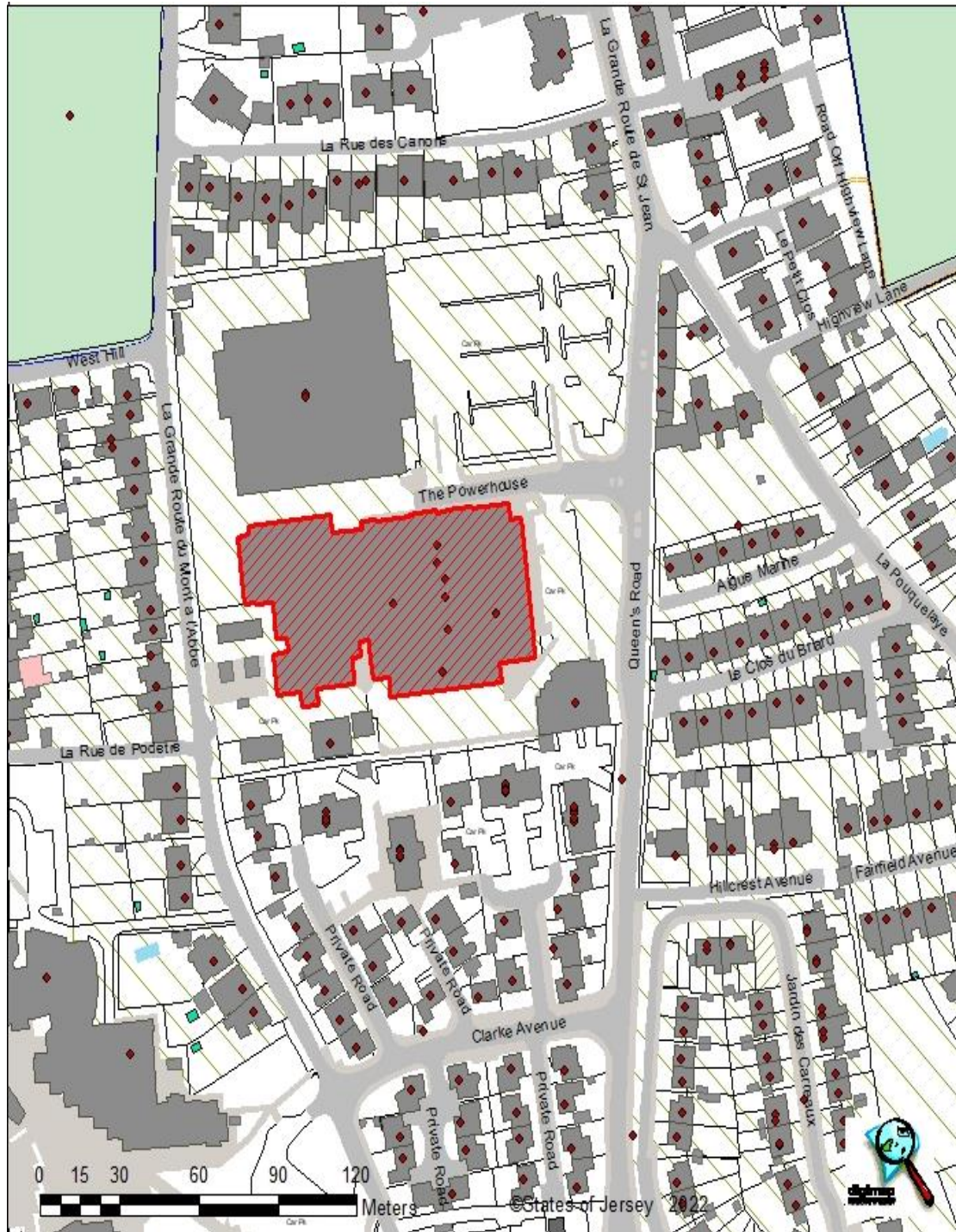
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WHILST WE BELIEVE THESE PARTICULARS TO BE CORRECT NO RESPONSIBILITY CAN BE ACCEPTED FOR ANY INACCURACY



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