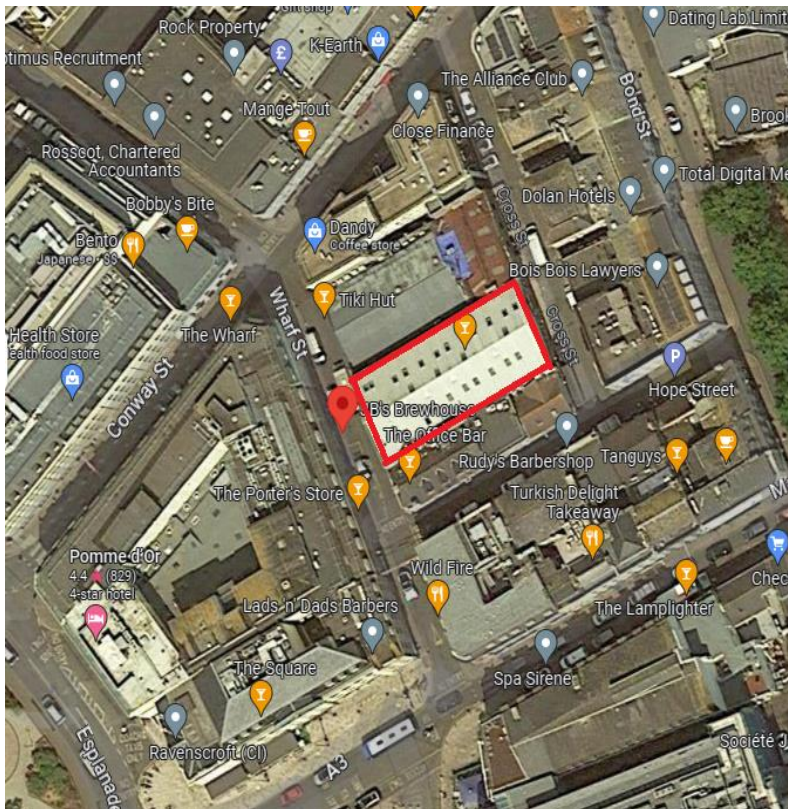


COMMERCIAL PROPERTY RETAIL OPPORTUNITY



Sarre & Company
CHARTERED SURVEYORS

SUBSTANTIAL LICENCED/ COMMERCIAL PREMISES WHARF STREET ST HELIER JERSEY



**APPROXIMATELY 5,653 SQ.FT.
AVAILABLE ON A NEW LEASE
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



WHARF STREET ST HELIER

LOCATION

The premises are situated in the heart of St Helier, with primary access off Wharf Street, with a rear frontage out onto Cross Street.

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

DESCRIPTION

The premises consist of a substantial ground floor commercial area currently utilised as a micro-brewery, bar/restaurant with basement ancillary areas, trading as JB's Bar and Restaurant. The premises, however, are suitable for alternative users subject to planning.

We attach floor plans of the existing layout of each floor, for reference purposes.

LICENCES

At present, the premises currently benefit from 1st, 3rd and 7th licences.

ACCOMMODATION

The unit provides for the following approximate gross internal areas:

Ground Floor 5,247 sq.ft.

Basement 406 sq.ft.

TENURE

The premises are available on a new internal repairing style lease, with the lessee to be responsible for a fair proportion of building insurance, all parochial rates and the lease is subject to 3 yearly rent reviews in line with Jersey Cost of Living, however capped to a maximum increase over a 3 year period of 12.5%.

WHARF STREET ST HELIER

RENTAL

£70,000 per annum.

OCCUPATION

March 2024.

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 joint sole agents:

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

**Sarre & Company
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JE2 3RR**

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**Email: jonathan@queree.je
Website: www.queree.je**

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

Hope Street

FIRE EXIT

Cross Street

Bar Entrance

Wharf Street



FIRE EXIT

1 Ground Floor General Arrangement
Scale: 1:50

WADDINGTON
pragmatische design

0000-WR-00107-001-1-001-1
10.04.2018
Arrangement
1/2018
10.04.2018
1/2018
10.04.2018
1/2018

WADDINGTON
pragmatische design

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WHARF STREET ST HELIER

