

COMMERCIAL PROPERTY RETAIL OPPORTUNITY



Sarre & Company
CHARTERED SURVEYORS

THE RESTAURANT & COFFEE SHOP

JEC RETAIL CENTRE,
QUEENS ROAD,
ST HELIER,
JERSEY

APPROXIMATELY
1,625 SQ.FT

NEW LEASE AVAILABLE

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



The Restaurant & Coffee Shop, JEC Retail Centre, St Helier

LOCATION

The JEC Retail Centre is located immediately due North of St Helier town centre, being but a short drive from the Central Business District.

More specifically, the premises are located on the Western side of Queens Road, which is the main arterial route leading North from St Helier's ring road.

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

DESCRIPTION

The Powerhouse retail unit was completed in 2000 and was constructed within the shell of the former power station.

The property has been rebuilt to accommodate substantial open plan retail premises at ground floor level, occupied by Jersey Electricity Company Limited's retail business, together with the popular coffee shop/ restaurant facility, with approximately 40,000 sq ft of offices above.

In addition to the ground floor retail premises of the Powerhouse, the Jersey Electricity Company themselves occupy the majority of the offices above.

The site also accommodates a separate B & Q DIY store and Garden Centre, which extends to some 35,000 sq ft. the Health Plus Medical Centre and Pharmacy and substantial surface and underground parking areas.

The premises themselves are located within the heart of the retail centre benefiting from being partially fitted-out.

We attach plans of both the ground and mezzanine floors.

OCCUPATION

By negotiation.

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OPPORTUNITY

The opportunity exists for an operator to take on this busy outlet with the preference being to an established business that will offer good quality fare for both visitors to the centre and the workforce already on site.

TENURE

The premises are available to let by way of a new internal repairing and insuring style lease, with Occupier Rates and electricity consumed on site being paid direct and with the Lessee reimbursing Foncier Rates and a percentage of the annual building insurance premium. Rent reviews are three yearly in line with the percentage increase in Jersey Retail Prices Index.

RENT

Asking £45,000 per annum.

VIEWING

Strictly by prior appointment with the vendor's sole agent by contacting either:-

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

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

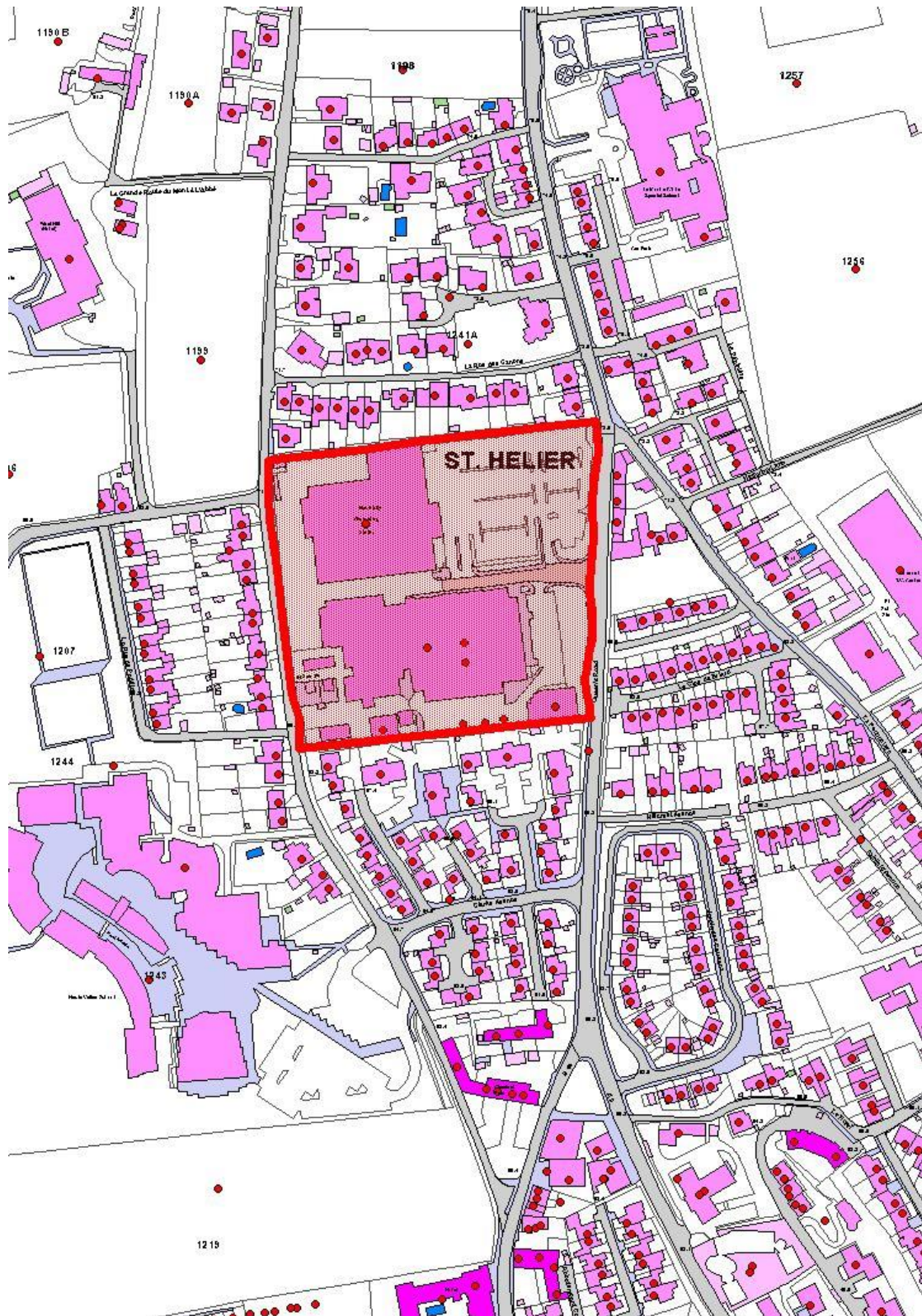
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WHILST WE BELIEVE THESE PARTICULARS TO BE CORRECT, NO RESPONSIBILITY CAN BE ACCEPTED FOR ANY INACCURACY

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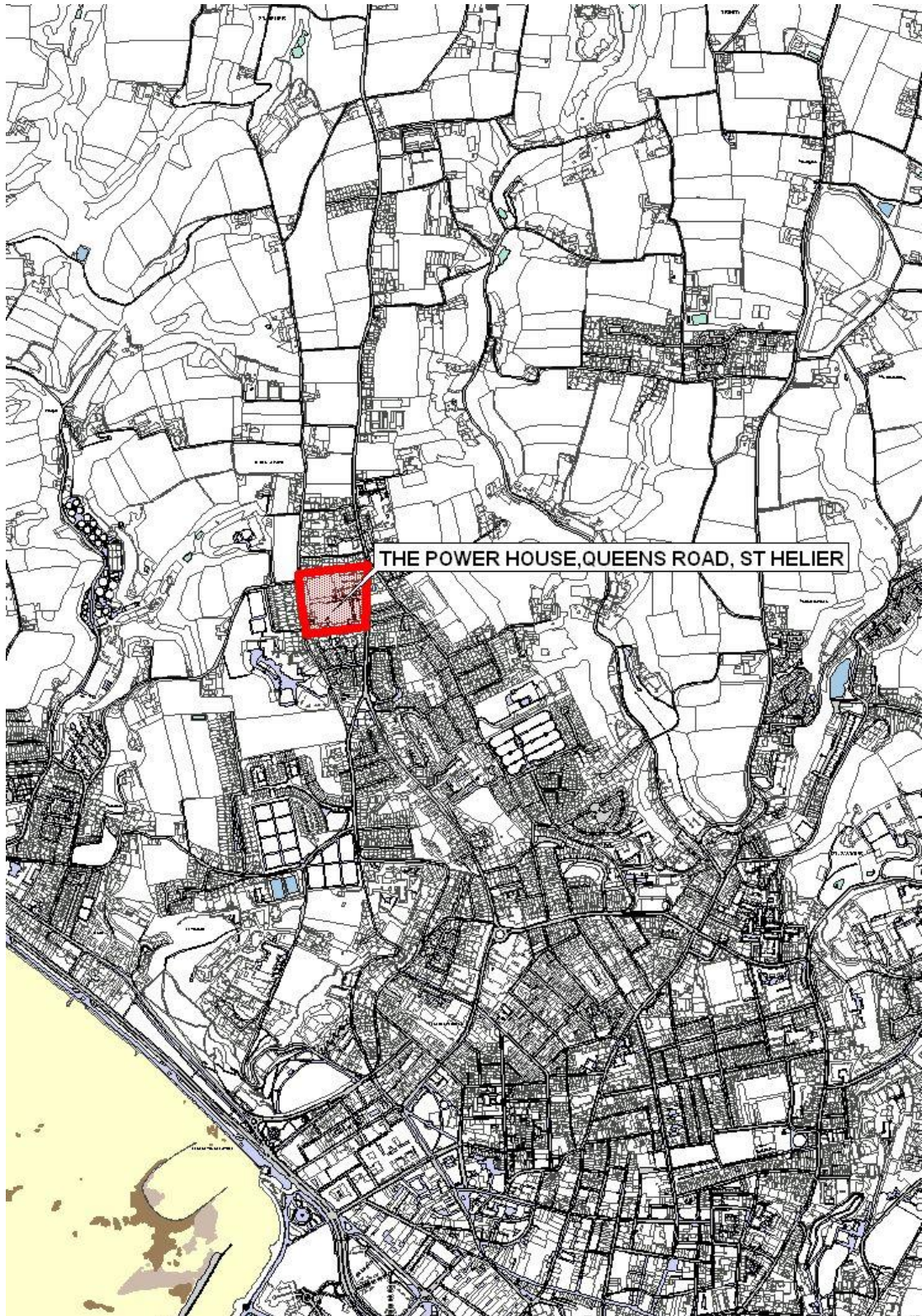


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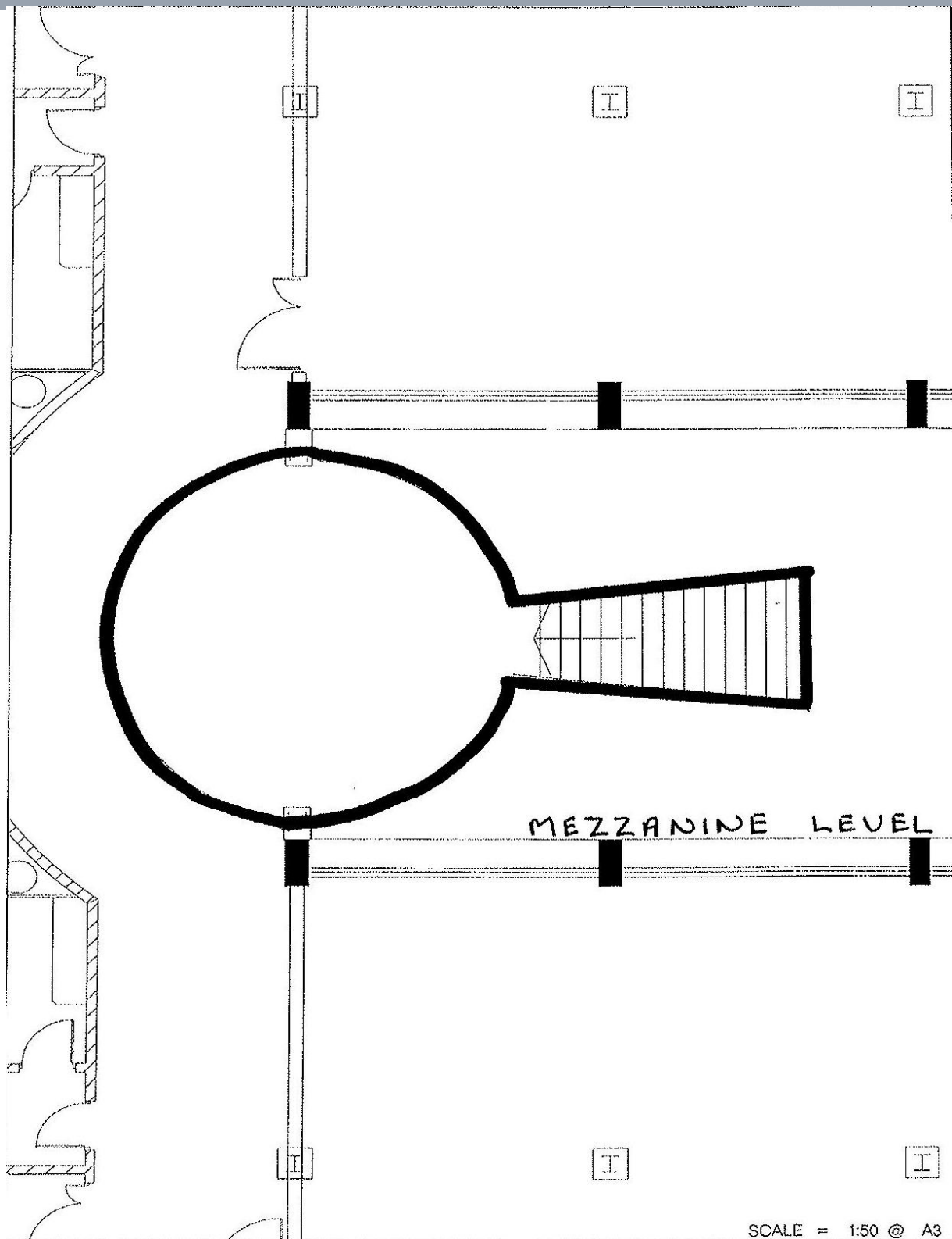


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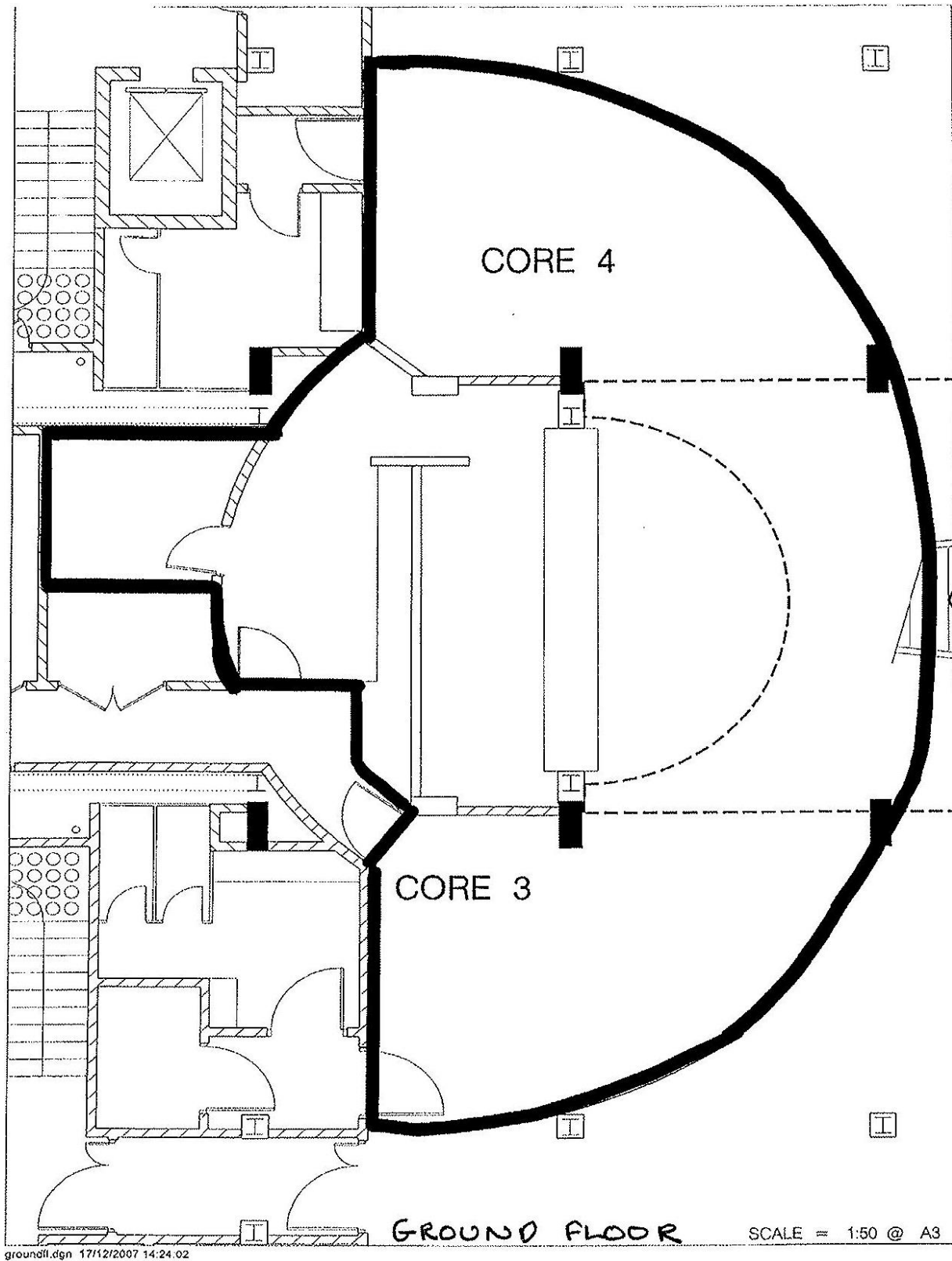


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