

# COMMERCIAL PROPERTY OFFICE OPPORTUNITY



**Sarre & Company**  
CHARTERED SURVEYORS

## TOWN CENTRE SECOND FLOOR OFFICES 12 DUMARESQ STREET ST HELIER



**APPROXIMATELY 950 SQ.FT.  
TO LET**

**SHORT TERM LEASE AVAILABLE**

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)



# 12 Dumaresq Street St Helier

## LOCATION

The property is located centrally within St Helier's Town Centre, being situated opposite Pitt Street which is the thoroughfare between Dumaresq Street and King Street, at the junction with Charing Cross.

We attach a location plan for reference purposes.

## DESCRIPTION

The property is a purpose built three storey commercial building.

The ground floor accommodation is currently being utilised by the owners, B G Romeril & Company Limited, as a showroom and the available suite is situated at second floor level, benefitting from a separate ground floor entrance with lift access.

The available office suite benefits from the following amenities:

- Spot lighting;
- Carpeted;
- Lift access;
- Male and female WC facilities;
- Kitchen;
- Meeting Room/Boardroom;
- Private balcony;
- Excellent natural light;
- Reception area;
- Quality built-in storage cupboards.

We attach a floor plan highlighting the overall available space, shaded in **light blue** for identification purposes only.

## ACCOMMODATION

The approximate area of the accommodation is as follows:

Second Floor	950 sq.ft.
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## **TENURE**

The premises are available on an internal repairing style lease for a duration of 5 years, with a break clause available from the 2<sup>nd</sup> year of the term, on the giving of 1 year's written notice, by either the landlord or the tenant, subject to a service charge covering the building insurance, Foncier Rates, lift maintenance and cleaning of the communal areas.

The landlord is responsible for keeping the building wind and watertight and in good structural order throughout.

## **RENTAL**

Asking £19,000 per annum, subject to 3 yearly Jersey Cost of Living rent reviews.

## **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.

# 12 Dumaresq Street St Helier

## VIEWING

By contacting the vendor's sole agent:

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

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

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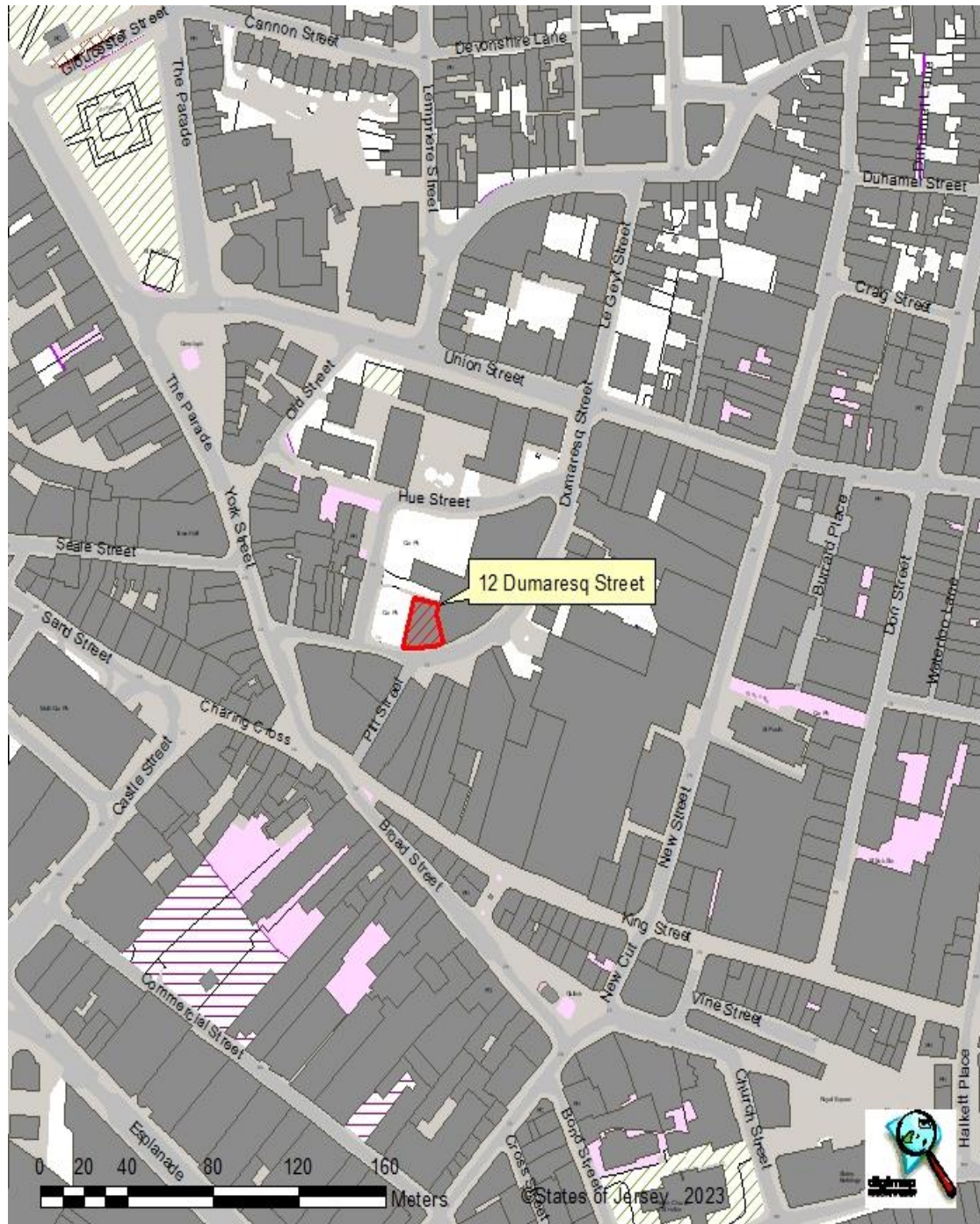
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Website: [www.sarreandcompany.co.uk](http://www.sarreandcompany.co.uk)**

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

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