

COMMERCIAL PROPERTY RETAIL OPPORTUNITY



Sarre & Company
CHARTERED SURVEYORS

12 YORK STREET ST HELIER



RETAIL/CAFÉ PREMISES

WITH COVERED SEATING AREA

794 SQ.FT

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



12 YORK STREET ST HELIER

LOCATION

The property is prominently positioned on the Northern side of York Street, opposite St Helier's Town Hall.

The premises are situated close to Charing Cross and King Street, thereby benefiting from consistent footfall, which will substantially increase on completion of the new States of Jersey Headquarters office building.

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

DESCRIPTION

The property comprises the ground floor of a mid-terraced building, with a recessed frontage and tiled outside seating area.

The unit currently has planning permission for Class B coffee shop, but is also suitable for Class A retail purposes, as well.

We attach a floor plan for reference purposes.

ACCOMMODATION

The approximate floor area is as follows:-

Ground Floor Retail/Café	794 sq.ft
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TENURE

The property is available by way of a new 9 year internal repairing and insuring style lease, subject to three yearly rent reviews in line with JRPI.

The tenant will be responsible for the shopfront and recessed entrance and is to reimburse a fair proportion of the building insurance premium, all parish rates, water rates and communal services.

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RENTAL

£25,000 per annum

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:

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

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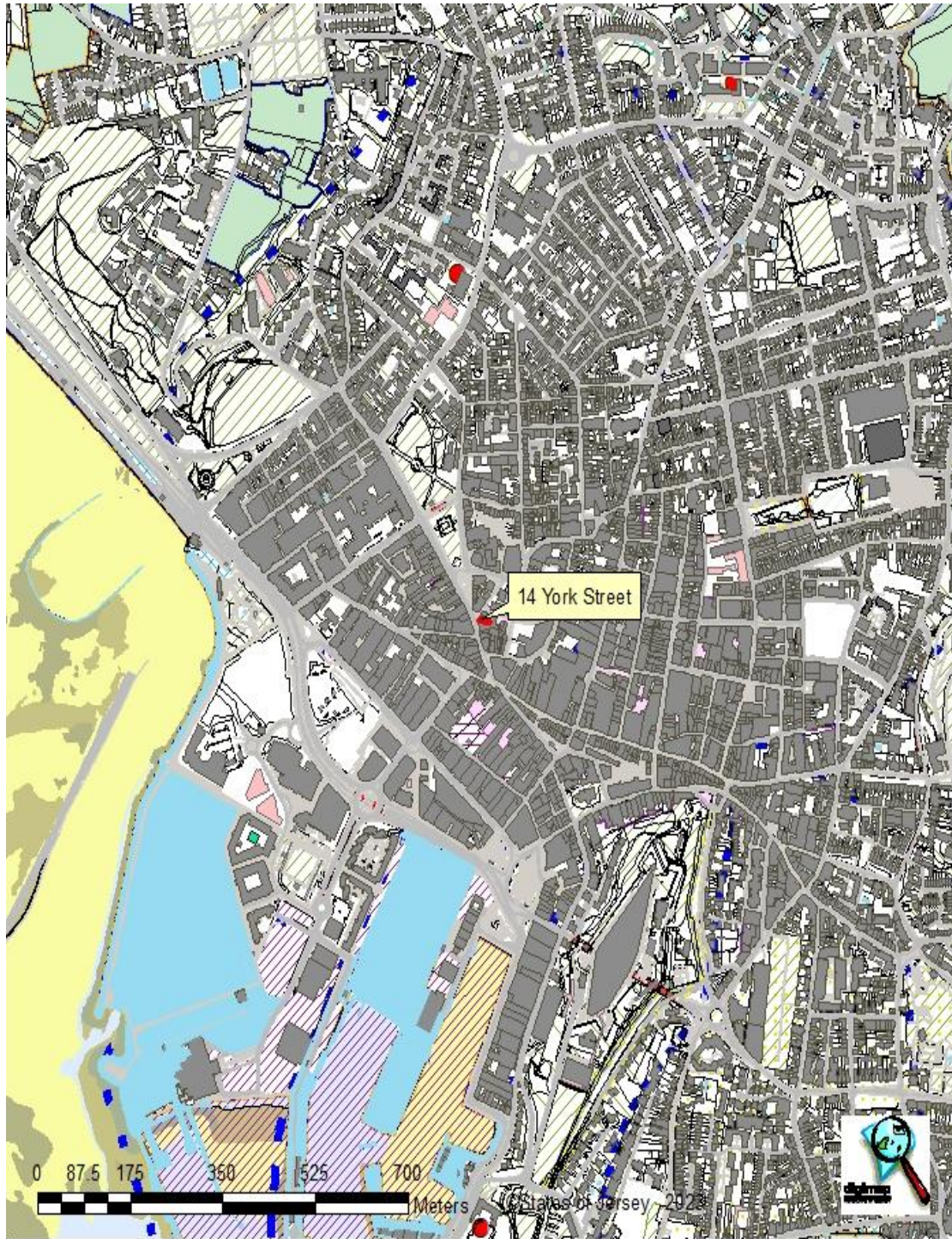
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WHILST WE BELIEVE THESE PARTICULARS TO BE CORRECT NO RESPONSIBILITY CAN BE ACCEPTED FOR ANY INACCURACY

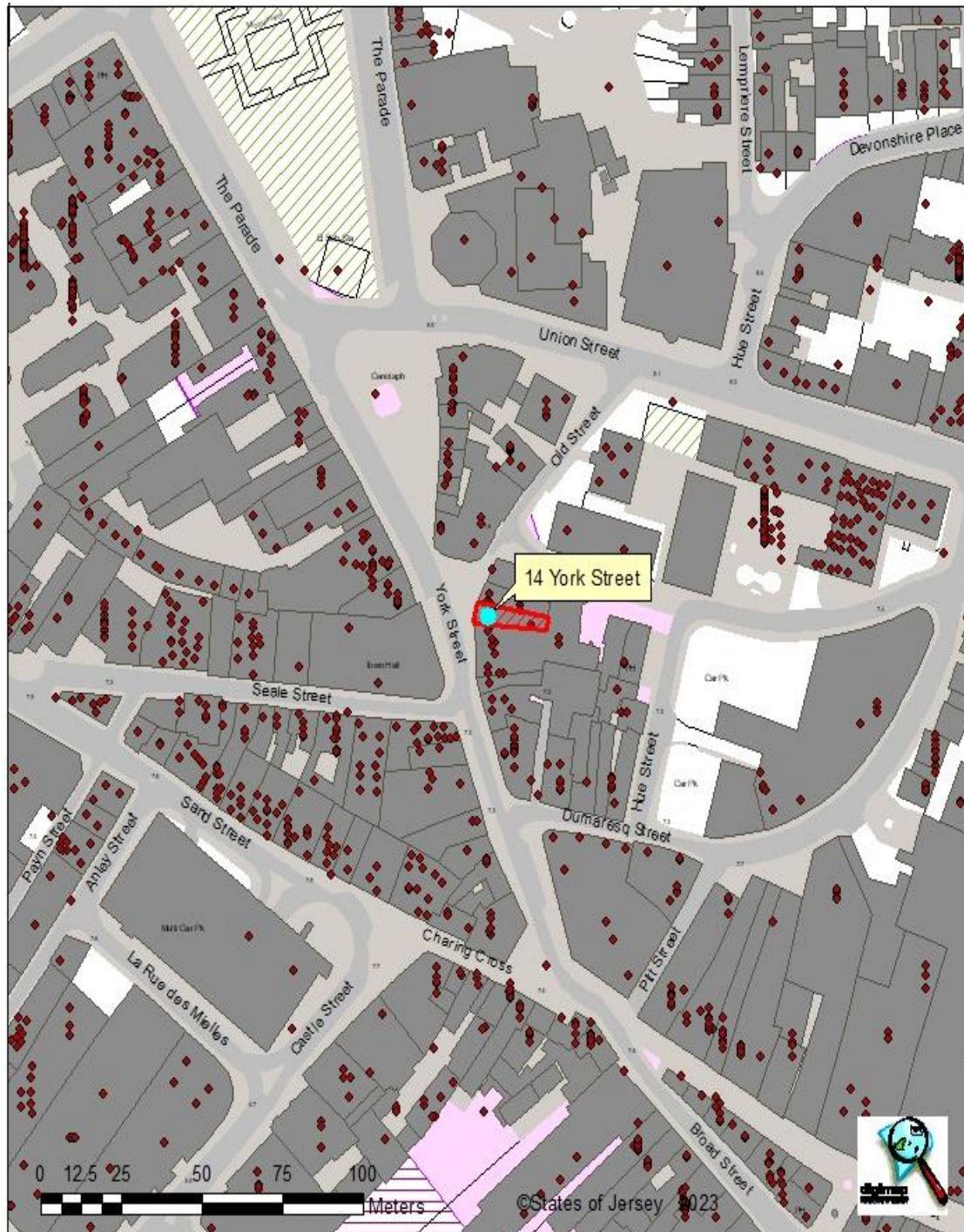
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