

Commercial Property Retail Opportunity



Sarre & Company
CHARTERED SURVEYORS

QUALITY RETAIL UNIT 3 BERESFORD STREET ST HELIER JERSEY



**843 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
Website: www.sarreandcompany.co.uk



3 Beresford Street, St Helier, Jersey

LOCATION

The premises are situated on the Northern side of Beresford Street, mid-way between the junctions with Halkett Place and Cattle Street.

We attach a location plan for reference purposes.

DESCRIPTION

The premises consist of an efficient rectangular ground floor retail unit immediately opposite the Central Market, comprising a bright and airy retail unit with large display windows fronting onto Beresford Street.

The unit was previously trading as a café, however, is suitable for all retail uses.

ACCOMMODATION

The approximate net internal areas of the unit are as follows:

Retail Zone A	557 sq.ft.
Retail Zone B	276 sq.ft.
Kitchen	<u>10 sq.ft.</u>
Total	843 sq.ft.

TENURE

A new 9-year internal and repairing lease, however, subject to a service charge covering the general running costs of the building.

Rent reviews are 3 yearly in line with Jersey Cost of Living.

RENTAL

The asking rental is £30,000 per annum.

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OCCUPATION

Immediately on completion of legal formalities.

LEGAL COSTS

Each party to bear their own legal costs.

VIEWING

For further information or to view the premises please contact the lessor's sole agent:-

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

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St Helier
Jersey
JE2 3QR**

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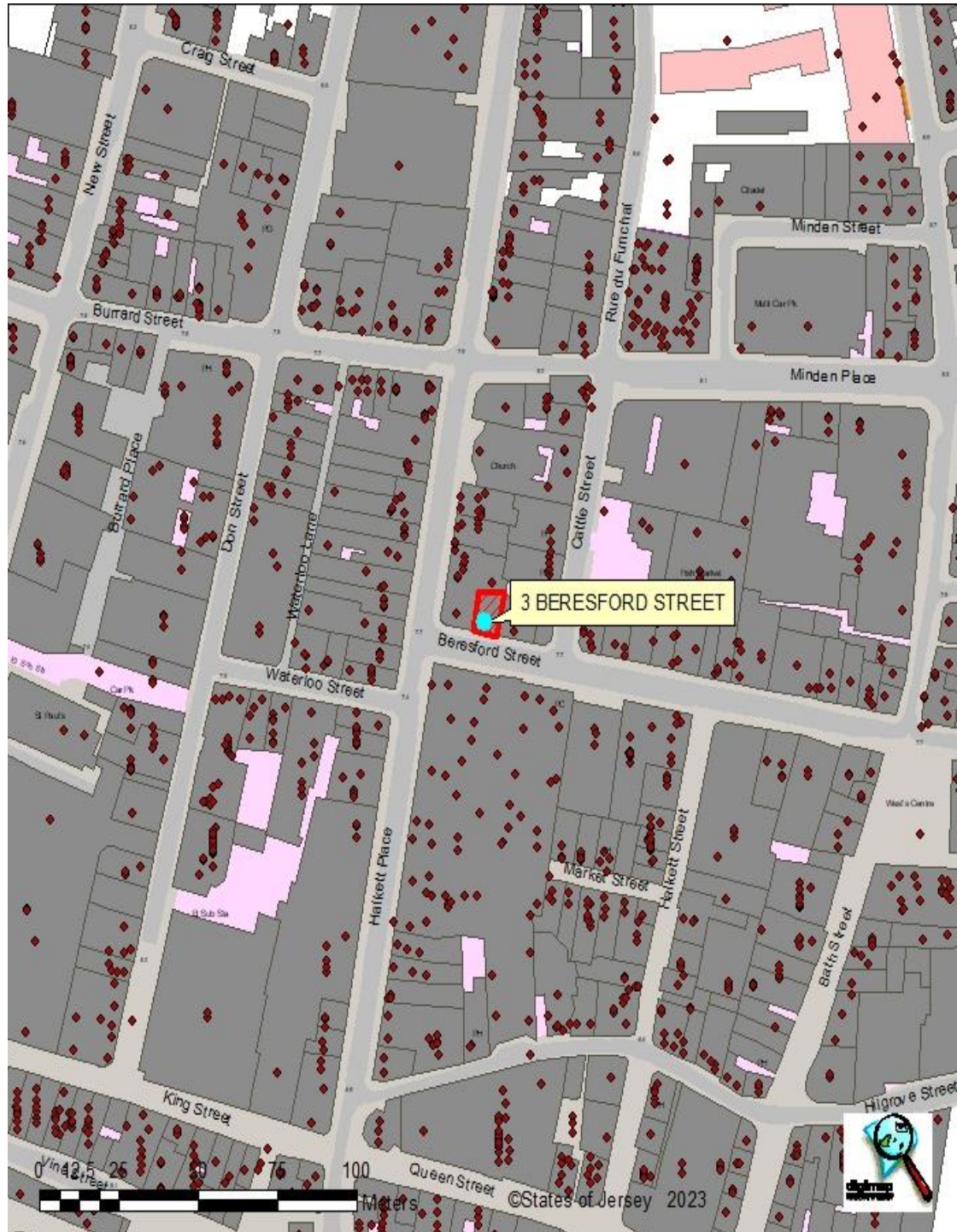
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Whilst we believe these particulars to be correct no responsibility can be accepted for any inaccuracy

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