

COMMERCIAL PROPERTY RETAIL OPPORTUNITY



Sarre & Company
CHARTERED SURVEYORS

SMALL GROUND FLOOR COMMERCIAL UNIT LA CHASSE ST HELIER JERSEY



APPROXIMATELY 612 SQ.FT.

TO LET OR FOR SALE



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 Property
Ombudsman**

14 LA COLOMBERIE ST HELIER

LOCATION

The property is located on the North-eastern quarter of St Helier Town Centre.

More specifically, the premises are situated fronting La Chasse, but form the rear part of 14 La Colomberie.

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

DESCRIPTION

The premises provide efficient ground floor open plan commercial accommodation benefiting from a couple of storage areas and a WC facility to the rear.

The premises, up until recently, were trading as a beauty salon and would be suitable for retail purposes, medical/beauty uses or possibly even offices, subject to a change of use.

ACCOMMODATION

The approximate Net Internal Areas of the unit are as follows:

Retail Area	518 sq.ft.
Storage Areas	94 sq.ft.

TENURE

The premises are being offered primarily for sale by way of share transfer.

On a leasehold basis the premises are available on a new 9-year lease or shorter by negotiation, on internal repairing style terms however with the tenant being responsible for a fair proportion of all parochial rates, building insurance, the shop front and surround and all utilities consumed on site.

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RENTAL/PRICE

Asking Rental £14,000 per annum

Asking Price £195,000

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:

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

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

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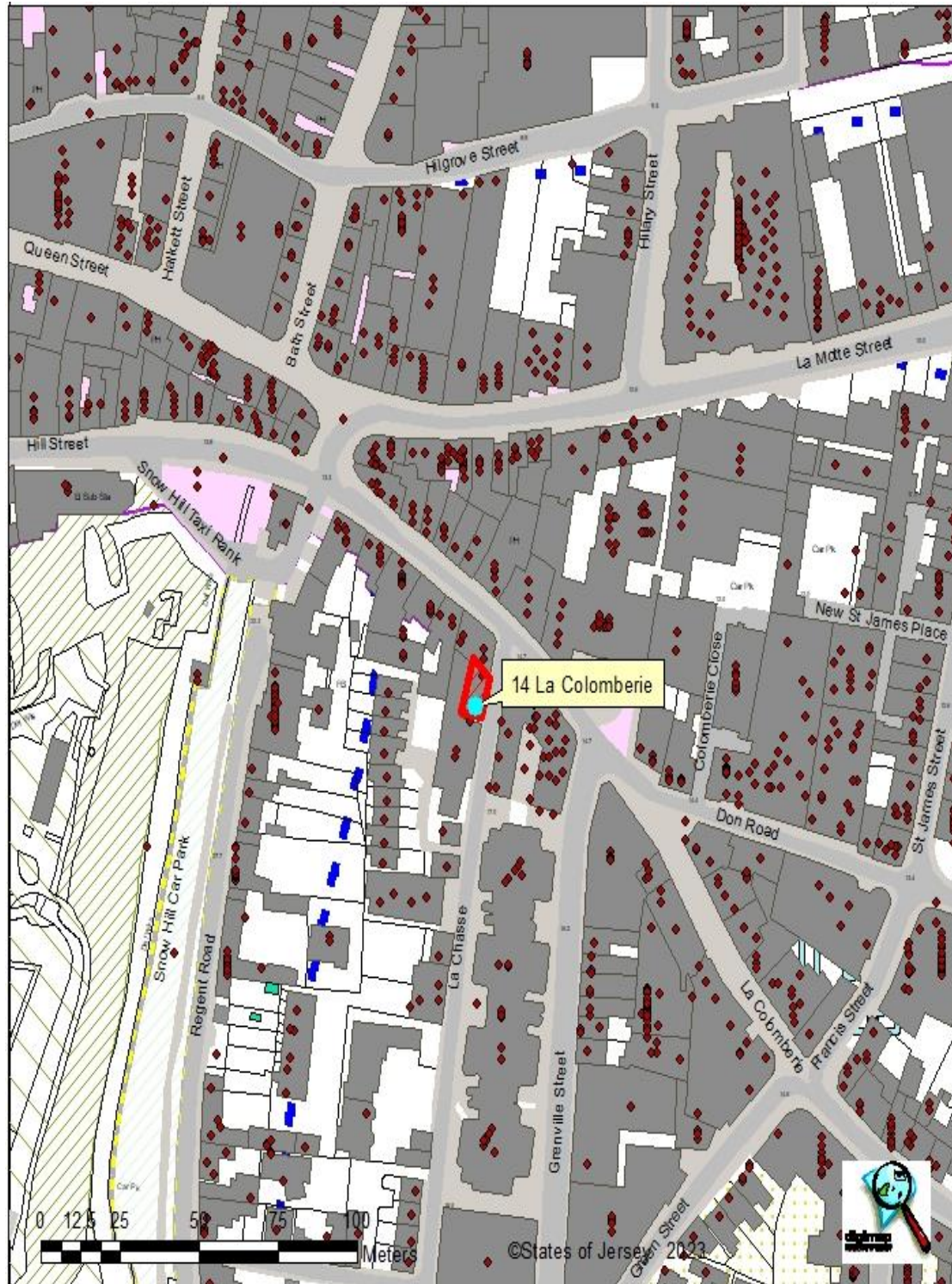
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WHILST WE BELIEVE THESE PARTICULARS TO BE CORRECT NO RESPONSIBILITY CAN BE ACCEPTED FOR ANY INACCURACY

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