

# COMMERCIAL PROPERTY OFFICE OPPORTUNITY



**Sarre & Company**  
CHARTERED SURVEYORS

## FIRST FLOOR OFFICES 20 SAND STREET ST HELIER



**APPROXIMATELY 948 SQ.FT.**



16 Gloucester Street, St. Helier, Jersey, Channel Islands, JE2 3QR

Tel: 01534 888848 Fax: 01534 888849

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## **LOCATION**

The property is located in the heart of St Helier's Central Business District, being within close proximity to all the major banks and the principal retailing pedestrian precinct of King Street, with Sand Street short stay car park opposite.

We attach a location plan for reference purposes.

## **DESCRIPTION**

The property consists of ground floor retailing, with first floor offices and residential units above.

The offices are situated on the first floor and provide an efficient open plan area, with a couple of cellularised offices, with male and female toilets and kitchenette facilities.

## **ACCOMMODATION**

The approximate net internal area is 948 sq.ft. of offices and 48 sq.ft. of kitchenette.

## **TENURE**

The premises are available on a new 9 year effectively internal repairing lease, with three yearly rent reviews to Jersey Cost of Living.

The tenant will be responsible for a fair proportion of the service charge for occupancy costs, including building insurance, routine maintenance and decoration, electricity, water rates, all Parish rates, communal cleaning and management costs.

The landlord will be responsible for the structure and keeping the building wind and watertight.

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## RENTAL

Asking £16,500 per annum.

## OCCUPATION

Upon 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.

## VIEWING

By contacting the vendor's sole agent:

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

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

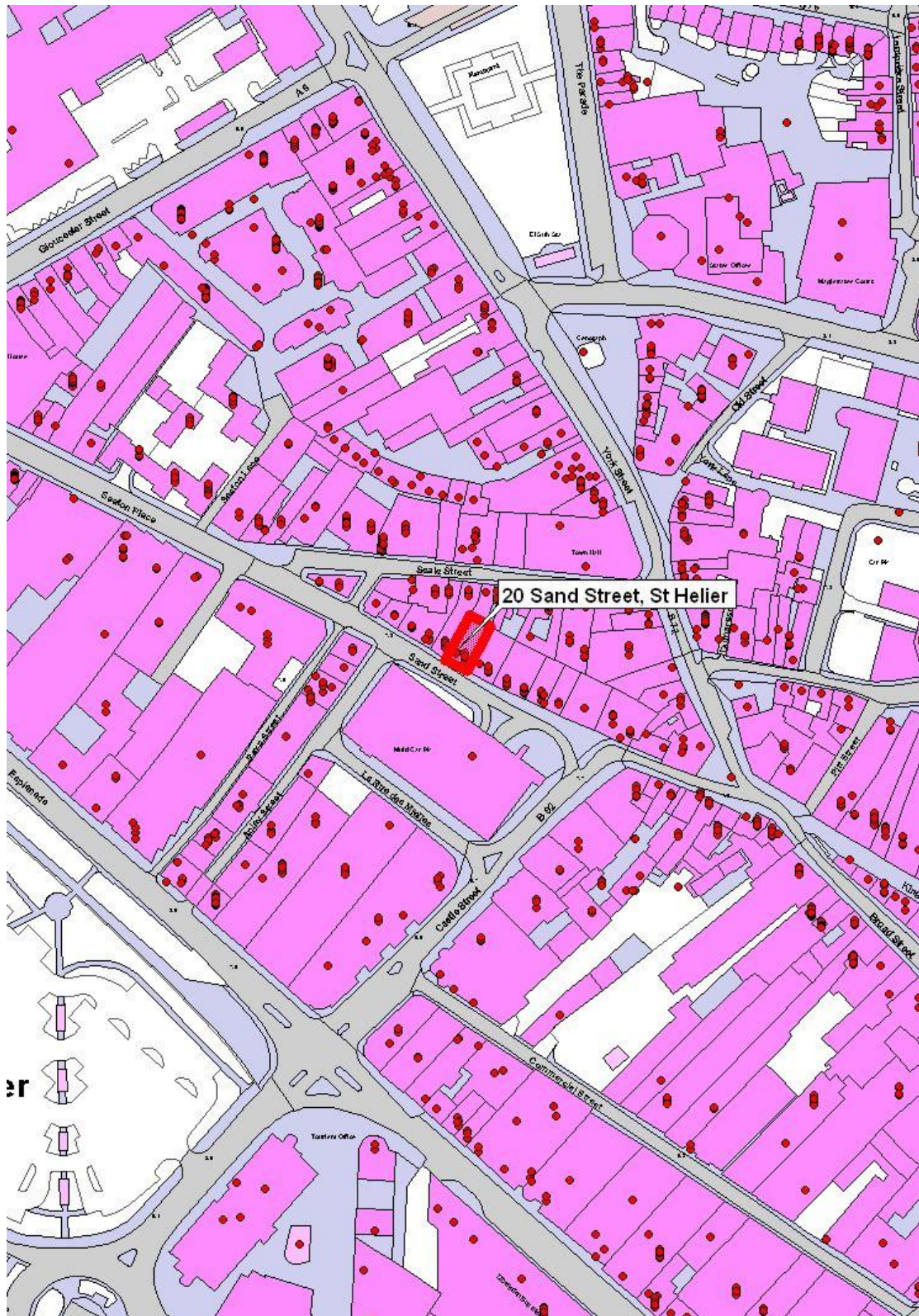
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WHILST WE BELIEVE THESE PARTICULARS TO BE CORRECT NO RESPONSIBILITY CAN BE ACCEPTED FOR ANY INACCURACY



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