

COMMERCIAL PROPERTY FOR SALE OR TO LET



Sarre & Company
CHARTERED SURVEYORS

RETAIL/OFFICE/MEDICAL UNIT UNIT 4 SPECTRUM GLOUCESTER STREET ST HELIER



APPROXIMATELY - 695 SQ.FT.

**FOR SALE
WITH VACANT POSSESSION**

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



UNIT 4 SPECTRUM GLOUCESTER STREET ST HELIER

LOCATION

The unit forms part of the Spectrum development, located on the Eastern side of Gloucester Street, mid-way between the junctions with The Parade and Seaton Place.

The development benefits from being only a few minutes' walk from the centre of St Helier and is within close proximity to the various St Helier Marinas and Harbour, Patriotic Street multi-storey car park, the Esplanade prime office area, the Waterfront leisure scheme and is opposite the general Hospital.

This area of St Helier has seen dramatic regeneration, with the completion of numerous office developments on the Esplanade.



Walkway through Spectrum

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

UNIT 4 SPECTRUM GLOUCESTER STREET ST HELIER

DESCRIPTION

The Spectrum development is one of the largest private sector developments to have been undertaken in Jersey, comprising a mixture of ground floor commercial units with residential accommodation above.

The surrounding pedestrian walkways are finished to a high standard incorporating Jersey granite and marble.

The unit is purpose built, providing efficient ground floor accommodation benefitting from the following:

- Suspended ceilings;
- Integral fluorescent lighting;
- Tiled Flooring
- 2 Treatment rooms
- Storage room
- Kitchenette;
- Disabled toilet
- Strong visual presence.

ACCOMMODATION

The approximate Net Internal Area of the unit is as follows:

Ground Floor	-	695 sq.ft.
W/C	-	61 sq.ft.

TENURE

The unit is held on a 999 year lease from 4 December 2009, at an annual rental of £0.01 per annum, paid in its entirety at the commencement of the lease and thus is a virtual flying freehold.

UNIT 4 SPECTRUM GLOUCESTER STREET ST HELIER

USE

The premises were utilised for beauty and treatment purposes, however, the unit is also capable of previously retail or office use subject to a change of use.

PRICE

Asking £352,500

OCCUPATION

Immediately on completion of legal formalities.

STAMP DUTY & GST

To be met by the purchaser in the normal manner.

LEGAL COSTS

Each party to bear their own legal costs.

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**

Tel: 01534 888848

E-mail: property@sarreandcompany.co.uk

Website: www.sarreandcompany.co.uk

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

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



NOTES

1. All drawings are the property of Axis Mason and shall remain confidential. No part of this drawing shall be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of Axis Mason Ltd.

2. The drawings are to be used for the purpose of the project only and shall not be used for any other purpose without the prior written permission of Axis Mason Ltd.

3. The drawings are to be used for the purpose of the project only and shall not be used for any other purpose without the prior written permission of Axis Mason Ltd.

© Copyright Axis Mason Ltd

Rev	Description	Dwn	Ckd	Date
P1	Preliminary Issue	YN	MC	07/08/2023

Client:	Sarre & Co
Project:	Unit 4 Spectrum Gloucester Street St.Heller, Jersey
Drawing Title:	General Arrangement Plan

AXIS MASON
LONDON GLASGOW JERSEY CDANSK DURBAN

Scale @ A3: 1:100
Project: MC
Co-ordinator:

Date: SEPTEMBER 2022
Issue: PRELIMINARY
Status:

Job No: XXXX

Drawing No: 101

Revision: P1

Sommerle House, Philips Street
St. Heller, Jersey, JE2 4SN
01534 870 137 WWW.AXISMASON.COM

UNIT 4 SPECTRUM GLOUCESTER STREET ST HELIER



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