

# Commercial Property Retail/Office Opportunity



Sarre & Company  
CHARTERED SURVEYORS

## BEAUTY SALON/ RETAIL/OFFICE PREMISES 18 LA MOTTE STREET, ST HELIER, JERSEY.



**GROUND FLOOR – 359 SQ.FT.**

**AVAILABLE TO LET**



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

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# 18 La Motte Street, St Helier, Jersey

## Location

The property is located within St. Helier's Central Business District, being only a couple of minutes' walk from the principal pedestrianised precincts of Queen Street and King Street.

More specifically, the property is situated on the Eastern side of La Motte Street, close to the junction with Hilary Street.

We attach a location plan for reference purposes.

## Description

The premises comprise of an upper ground floor open plan suite. The space is in good decorative order.

The premises are currently being utilised as a hair and beauty salon and are fully fitted out as such.

## Accommodation

The approximate area is as follows:

Ground Floor	-	359 sq ft.
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## Tenure

The premises are available by way of a new 9 year internal repairing style lease, with the tenant paying a fair portion of all Parish rates and building insurance on demand.

Rent reviews are 3 yearly in line with Jersey Cost of Living, however, capped at a maximum increase of 12.5% every 3 years.

# 18 La Motte Street, St Helier, Jersey

## Rental

£12,000 per annum.

## Occupation

Immediately, on completion of legal formalities.

## Legal Costs

Each party bears their own legal costs.

## Viewing

Strictly by prior appointment with vendor's agent by contacting any of the following parties:

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

**Sarre & Company  
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WHILST WE BELIEVE THESE PARTICULARS TO BE CORRECT, NO RESPONSIBILITY CAN BE ACCEPTED FOR ANY INACCURACY.

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