

COMMERCIAL PROPERTY INVESTMENT OPPORTUNITY



Sarre & Company
CHARTERED SURVEYORS

POPULAR COUNTRY FARM SHOP RONDELS FARM COMPLEX RUE DE HAUT DE L'ORME TRINITY



**AVAILABLE TO LET
ON A NEW LEASE**



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



COUNTRY FARM SHOP

RUE DE HAUT DE L'ORME

LOCATION

The property is located immediately to the North of St Helier Town Centre.

More specifically, the premises are situated on the Western side of La Grande Route de St Jean, being a short drive down the recently widened access road, Rue de Haut de L'Orme.

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

DESCRIPTION

The premises form part of the Rondels Farm Complex and benefit from a substantial retail/trading area, with direct ground floor access to the principal storage, with further storage and administration offices at first floor level.

There is ample parking servicing the complex.

Within the shop, there was an area previously trading as a butchers with suitable chillers and freezers.

The shop itself is licensed to sell alcohol and has the appropriate opening hours to include Sunday openings.

Annexed/adjacent to the shop there is the Hank Marvin café/restaurant and also the Goosebury Bush retail unit which increases the footfall to the estate as a whole.

We attach a floor plan for reference purposes.

ACCOMMODATION

The approximate Gross Internal Areas are as follows:

Ground Floor Retail Sales	2,296 sq.ft
Ground Floor Storage	1,300 sq.ft
First Floor Storage/Ancillary	991 sq.ft

COUNTRY FARM SHOP RUE DE HAUT DE L'ORME

TENURE

The premises are available on a new 9 year internal repairing style lease with the tenant being responsible for a fair proportion of the building insurance and foncier rates. The landlord will keep the building in a good state of external repair and wind/ watertight.

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

ASKING RENTAL

£43,500 per annum.

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**

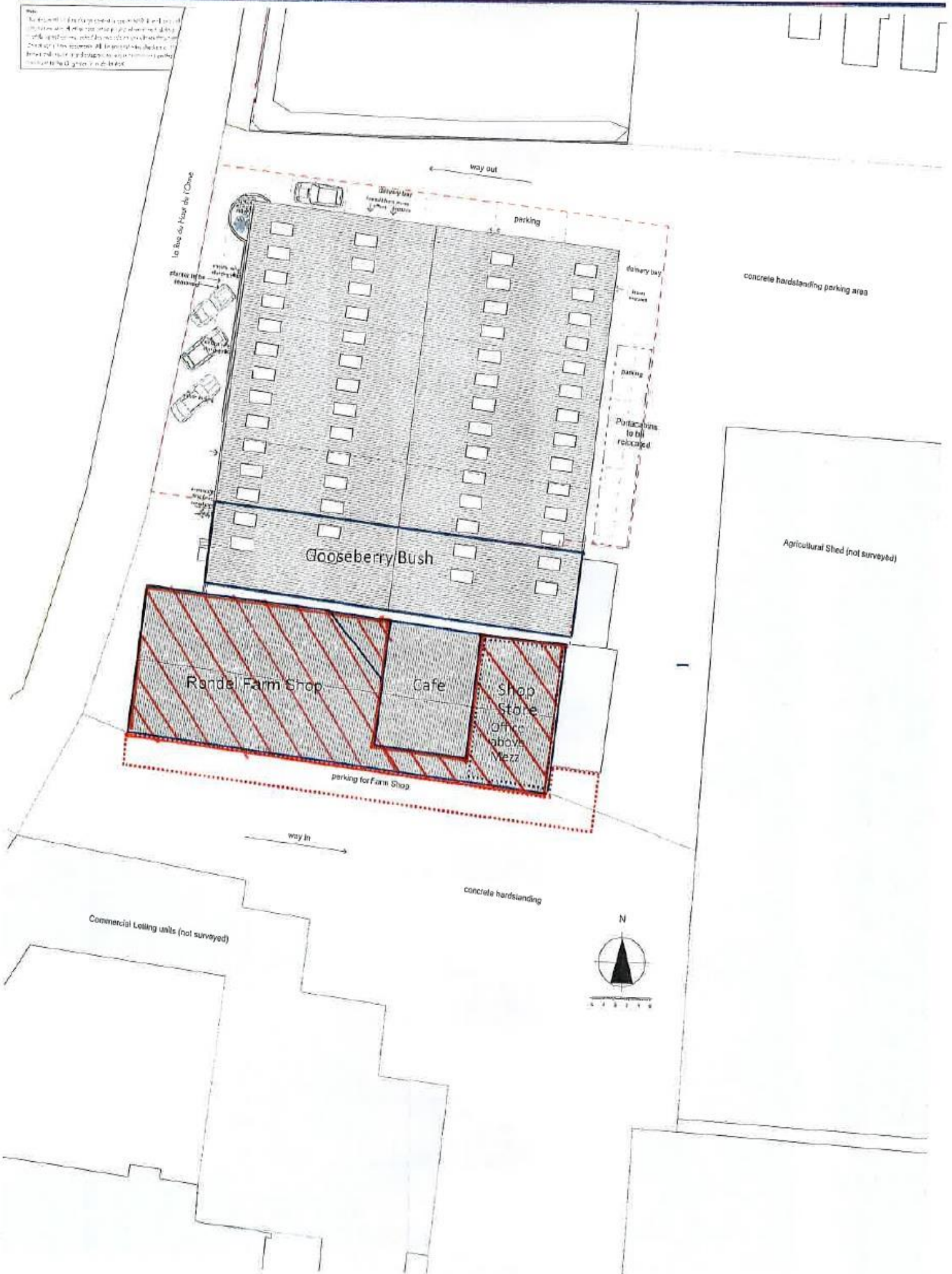
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WHILST WE BELIEVE THESE PARTICULARS TO BE CORRECT NO RESPONSIBILITY CAN BE ACCEPTED FOR ANY INACCURACY

Notes:
 1. The proposed development is shown in grey and red hatched areas.
 2. The site is shown in the context of the surrounding area.
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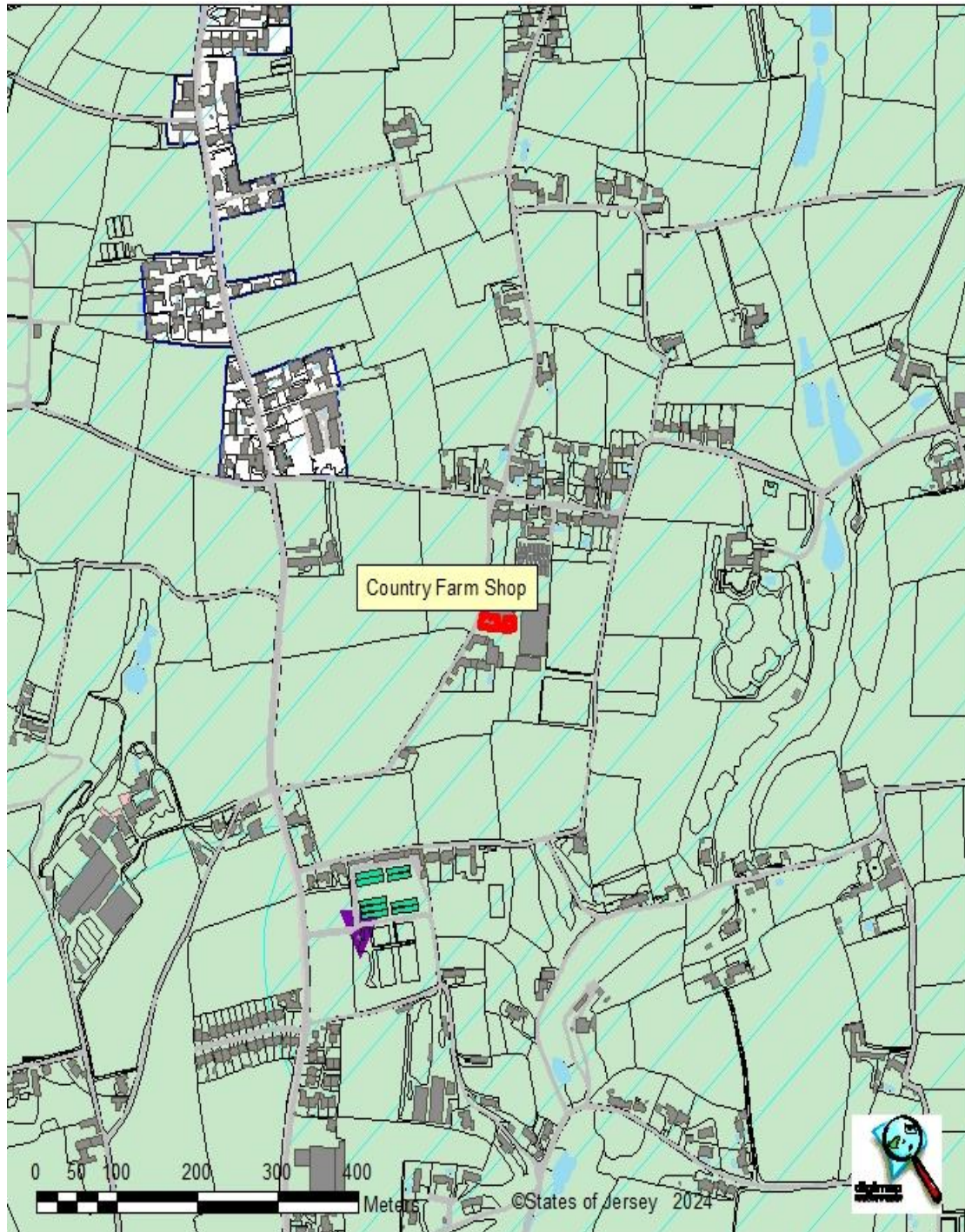


PLANNING APPLICATION

GODELARCHITECTS <small>100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200</small>	Client Aston Services Ltd	Job No Rondel Farm, La Rue du Haut de l'Orme, Trinity	Drawing Proposed Site Plan	Date 11/12	Drawn By 01	Job No 1/200	Date 1/2009

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