

COMMERCIAL PROPERTY RETAIL UNIT TO LET



Sarre & Company
CHARTERED SURVEYORS

QUALITY RETAIL PREMISES UNITS A & B RED HOUSES ARCADE ST BRELADE



TO LET

**TOTAL AREA
GROUND FLOOR 1,114 SQ.FT.
FIRST FLOOR 107 SQ.FT.**

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



UNITS A & B RED HOUSES ARCADE ST BRELADE

LOCATION

The building is located at Red Houses in St. Brelade forming part of the Red Houses Arcade, positioned in between the HSBC and the Co-Operative food store.

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

DESCRIPTION

The unit provides efficient open plan ground floor retail space which benefits from an existing fit out, with air-conditioning, suspended ceilings, integral lighting, a small storage area and WC facility.

ACCOMMODATION

Ground Floor	1,114 sq.ft.
First Floor Office	107 sq.ft.
Total	1,221 sq.ft.

TENURE

The premises are available, on a new 9 year fully repairing and insuring style lease. Rent reviews are 3 yearly in line with Jersey cost of living.

RENTAL

On application.

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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 agent:

Alistair M Sarre BSc MRICS 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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Building Registration Number
 487318061

Part 1: The Schedule
 1. To provide a detailed specification for the works to be carried out under this contract, in accordance with the contract documents and the Bill of Materials (BOM), and to ensure that the works are completed in accordance with the schedule of completion.

Part 2: The Schedule
 2. To provide a detailed specification for the works to be carried out under this contract, in accordance with the contract documents and the Bill of Materials (BOM), and to ensure that the works are completed in accordance with the schedule of completion.

Part 3: The Schedule
 3. To provide a detailed specification for the works to be carried out under this contract, in accordance with the contract documents and the Bill of Materials (BOM), and to ensure that the works are completed in accordance with the schedule of completion.

Part 4: The Schedule
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Part 5: The Schedule
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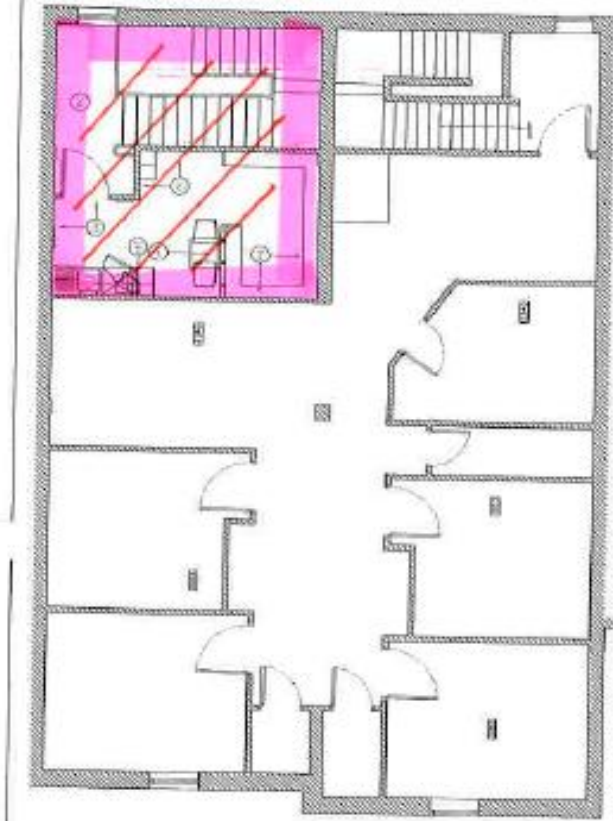
Part 6: The Schedule
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Part 7: The Schedule
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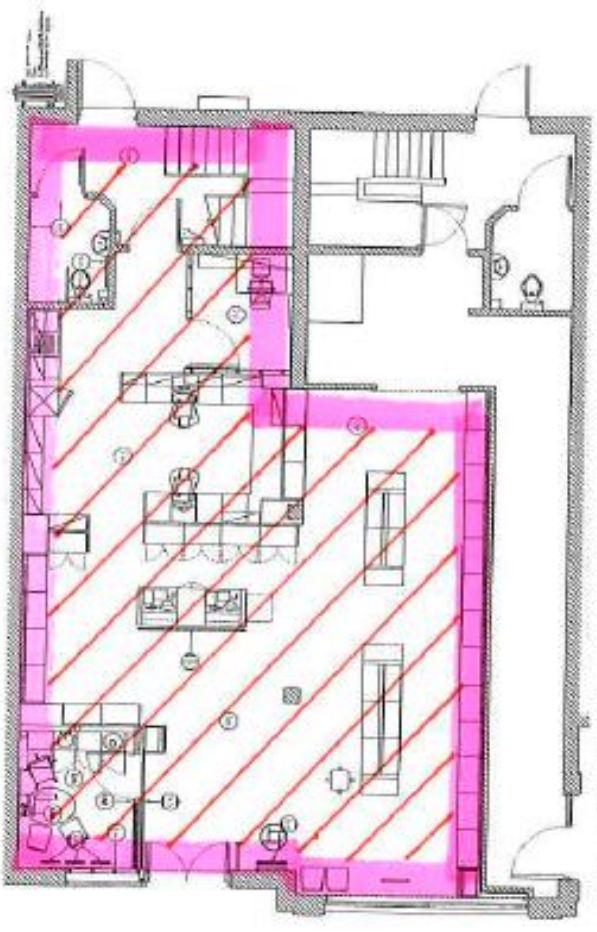
Part 8: The Schedule
 8. To provide a detailed specification for the works to be carried out under this contract, in accordance with the contract documents and the Bill of Materials (BOM), and to ensure that the works are completed in accordance with the schedule of completion.

Part 9: The Schedule
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Part 10: The Schedule
 10. To provide a detailed specification for the works to be carried out under this contract, in accordance with the contract documents and the Bill of Materials (BOM), and to ensure that the works are completed in accordance with the schedule of completion.



Proposed First Floor Graphics & Finishes Layout



Proposed Ground Floor Graphics & Finishes Layout

Lloyds pharmacy

retalidesign
 1. 1100 10th St
 2. 1100 10th St
 3. 1100 10th St

Lloyds pharmacy
 1100 10th St
 1100 10th St

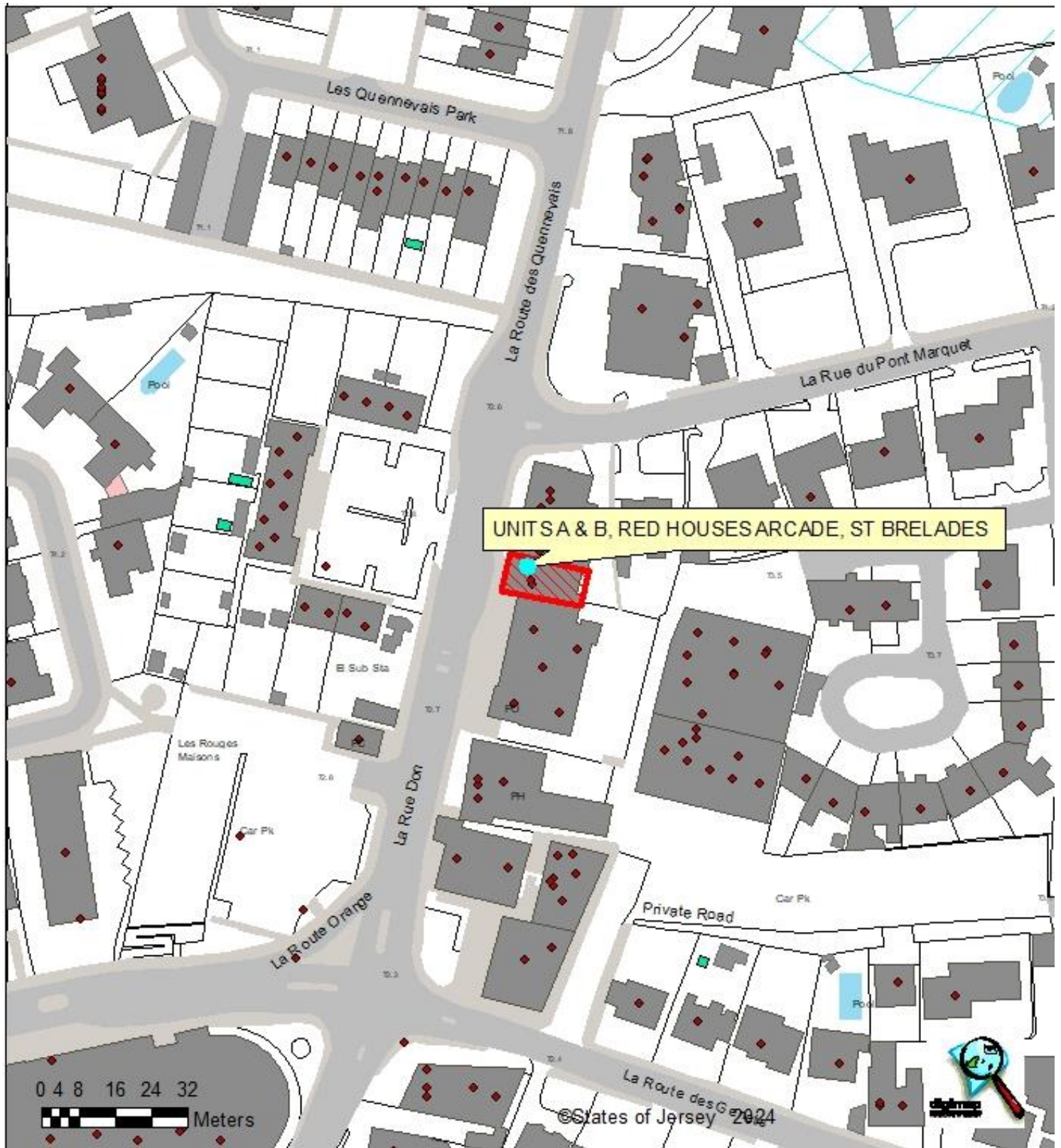
Part 1: The Schedule

1	General Works	1100 10th St
2	Roofing	1100 10th St
3	External Cladding	1100 10th St
4	Windows and Glazing	1100 10th St
5	Internal Partitions	1100 10th St
6	Floors	1100 10th St
7	Ceilings	1100 10th St
8	Lighting	1100 10th St
9	Electrical	1100 10th St
10	Mechanical and HVAC	1100 10th St
11	Plumbing and Sanitaryware	1100 10th St
12	Paintwork	1100 10th St
13	Signage	1100 10th St
14	Security	1100 10th St
15	Final Works	1100 10th St

Part 2: The Schedule

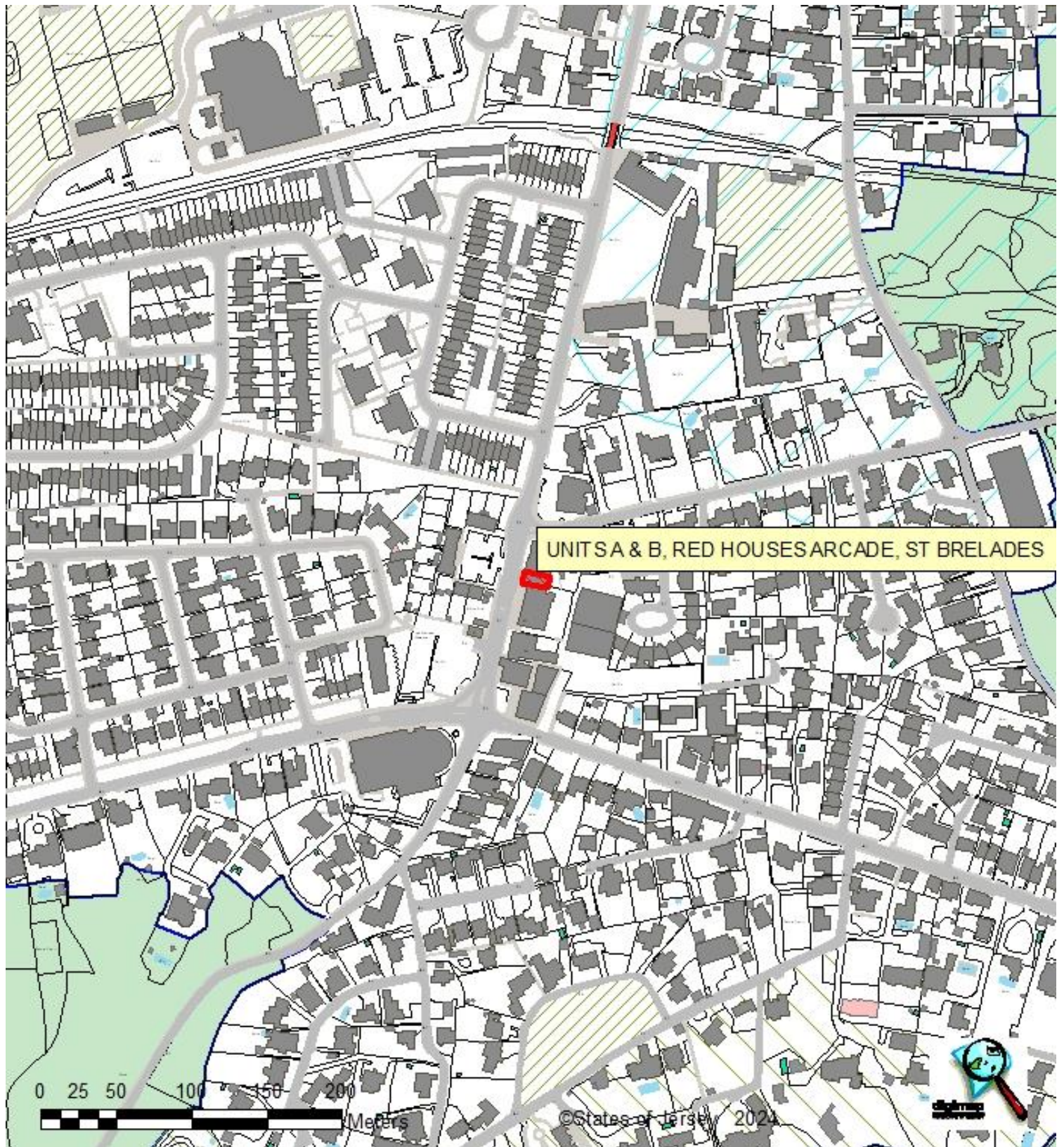
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