

# COMMERCIAL PROPERTY RETAIL OPPORTUNITY



**Sarre & Company**  
CHARTERED SURVEYORS

## OUT OF TOWN RETAIL UNIT GOREY VILLAGE LA RUE HILGROVE GROUVILLE



**RETAIL - 491 SQ.FT.  
STORE – 73 SQ.FT.  
TO LET**



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# LA RUE HILGROVE GROUVILLE

## LOCATION

The premises are situated in the heart of Gorey Village, forming part of the parade of shops including an Optician, a Chinese takeaway and close to various other retail units.

More specifically, the premises are situated fronting La Rue Hilgrove, immediately opposite the public car park.

We attach a location plan for reference purposes.

## DESCRIPTION

The premises form an efficient ground floor linear retail unit with a rear storage area, WC facility and extensive window frontage.



# LA RUE HILGROVE GROUVILLE

## **ACCOMMODATION**

The approximate Net Internal Areas are as follows:

Retail Unit - 491 sq.ft.

Storage - 73 sq.ft.

There is one secure car space with the unit.

## **TENURE**

The premises are available on a new 9 year internal repairing style lease, with the tenant being responsible for a fair proportion of all Parochial rates, building insurance and utilities consumed on site.

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

## **RENTAL**

The asking rental is £25,000 per annum.

## **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.

# LA RUE HILGROVE GROUVILLE

## VIEWING

By contacting the vendor's sole agent:

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

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