

# Commercial Property Retail/Office Opportunity



Sarre & Company  
CHARTERED SURVEYORS

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



**LOWER GROUND FLOOR**  
**APPROXIMATELY 221 SQ.FT.**  
**TO LET**

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

Tel: 01534 888848 Fax: 01534 888849

Email: [property@sarreandcompany.co.uk](mailto:property@sarreandcompany.co.uk) [www.sarreandcompany.co.uk](http://www.sarreandcompany.co.uk)



# 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 have recently been redecorated to a high standard and comprise one large room/nail bar and two treatment rooms, kitchen and a cloakroom.

## **ACCOMMODATION**

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

Lower Ground Floor	221 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.

## **RENTAL**

£7,000 per annum.

# 18 La Motte Street, St Helier, Jersey

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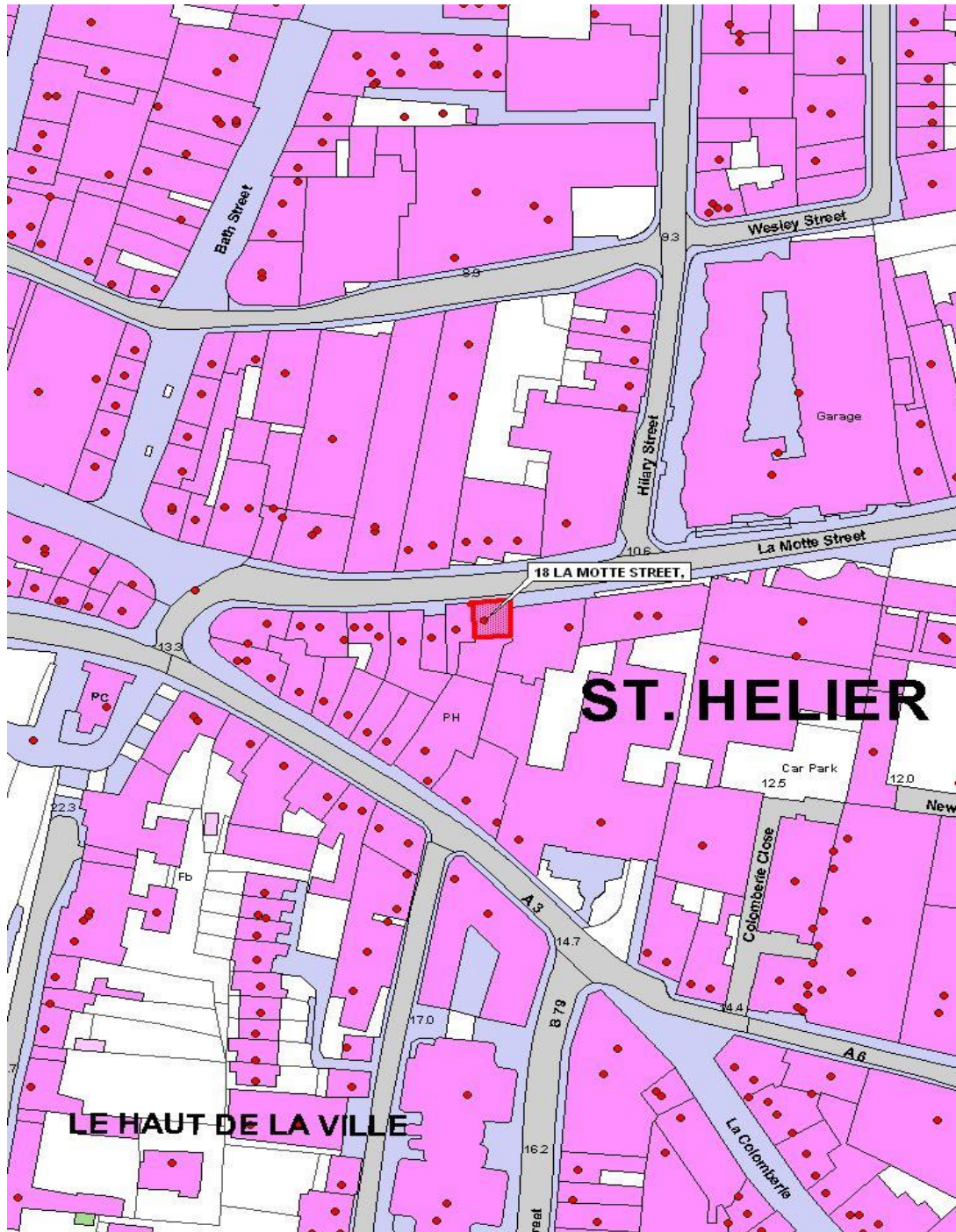
WHILST WE BELIEVE THESE PARTICULARS TO BE CORRECT, NO RESPONSIBILITY CAN BE ACCEPTED FOR ANY INACCURACY.

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