

# COMMERCIAL PROPERTY INVESTMENT OPPORTUNITY



**Sarre & Company**  
CHARTERED SURVEYORS

## PRIME RETAIL UNIT

**22 KING STREET  
ST HELIER  
JERSEY**



**GROUND FLOOR – 1,536 SQ.FT.  
ANCILLARY FLOORS – 1,705 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)



# 22 KING STREET ST HELIER

## LOCATION

The property is located on the AAA prime pedestrianised retailing precinct in St Helier, Jersey, namely King Street.

The premises themselves are situated on the Northern side of King Street, between the junction with New Street and Don Street.

Nearby occupiers include Marks and Spencer, Clinton Cards, Mountain Warehouse, Coffee Republic, J D Sports, Sure, Next and Jersey's premier department stores, namely Voisin and A De Gruchy & Company.

We attach a site plan for identification purposes.

## DESCRIPTION

The property is in good order throughout and provides substantial, efficient retail accommodation on ground floor with further retailing on first floor plus ancillary storage.

In addition to the above, there are offices and storage on the second and third floors with further facilities.

## APPROXIMATE SITE DIMENSIONS

Net frontage	20ft
Gross frontage	22ft
Shop depth	65ft
Jersey utilises	30ft zones

# 22 KING STREET ST HELIER

## ACCOMMODATION

The following net lettable floor areas have all been agreed between the landlord and tenants of previous rent reviews and these are as follows:

Ground Floor Retail Zone A	618 sq.ft.
Ground Floor Retail Zone B	757 sq.ft.
Ground Floor Retail Zone C	<u>161</u> sq.ft.
<b>(Therefore ITZA – 1,037 sq.ft.)</b>	<b>1,536 sq.ft.</b>
First Floor Retail	580 sq.ft.
First Floor Ancillary	557 sq.ft.
First Floor Staff Area	116 sq.ft.
Second Floor Ancillary	<u>452</u> sq.ft.
<b>Total Floor Area</b>	<b>3,241 sq.ft.</b>

## TENURE

The premises are available by way of a new 9 year (or greater) fully repairing lease subject to 3 yearly rent reviews in an upward direction only in line with the Jersey Retail Price Index over the previous 3 years.

## RENTAL

Asking £150,000 per annum.

## OCCUPATION

4<sup>th</sup> Quarter 2024.

# 22 KING STREET ST HELIER

## 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 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**

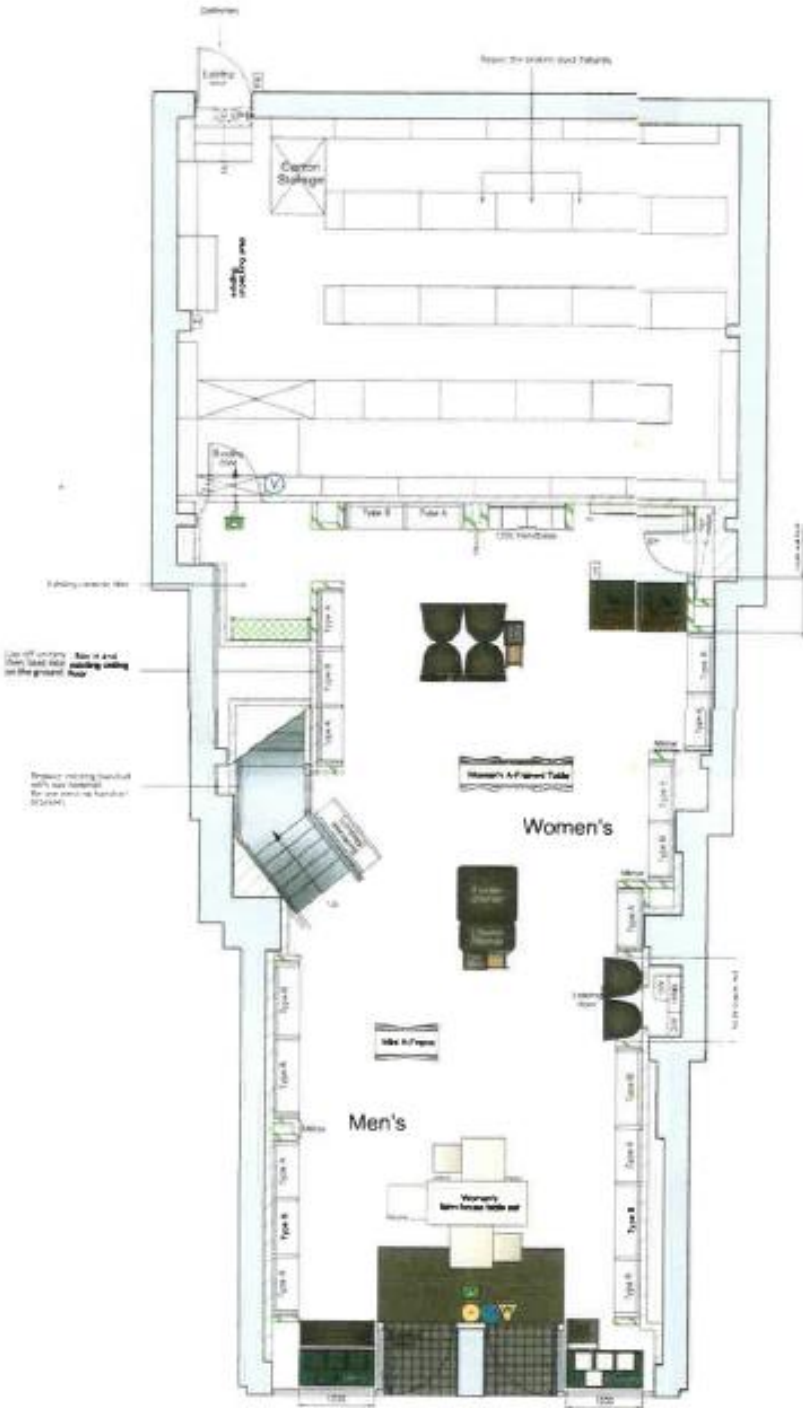
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WHILST WE BELIEVE THESE PARTICULARS TO BE CORRECT NO RESPONSIBILITY CAN BE ACCEPTED FOR ANY INACCURACY

# 22 KING STREET ST HELIER



Ground Floor Plan



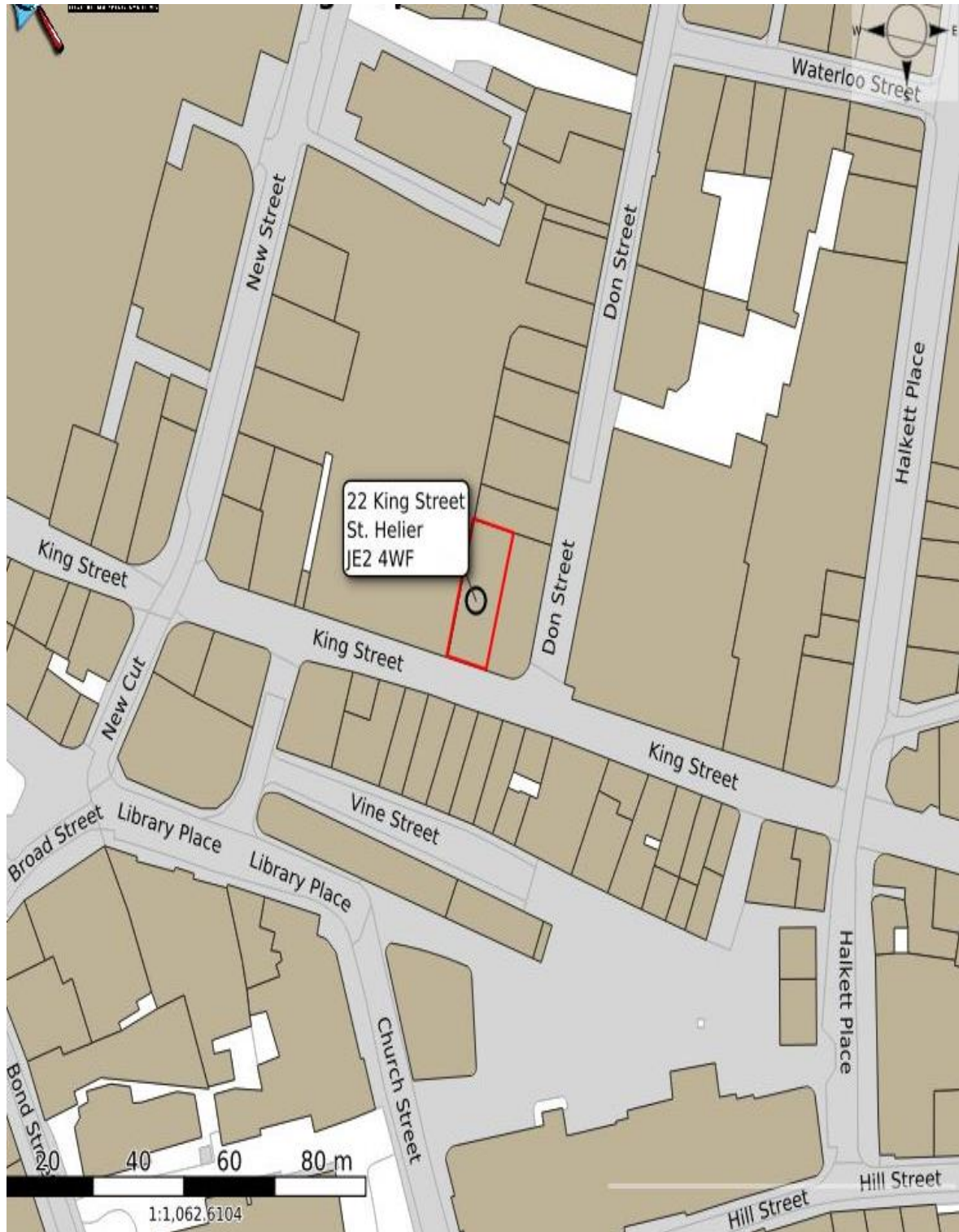
First Floor Plan

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