

COMMERCIAL PROPERTY OFFICE OPPORTUNITY



Sarre & Company
CHARTERED SURVEYORS

FIRST FLOOR OFFICES 1 BURRARD STREET ST HELIER



715 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 www.sarreandcompany.co.uk



1 BURRARD STREET ST HELIER

LOCATION

The premises are situated on the Northern side of Burrard Street. The area is a mix of retail, residential and food/beverages uses. Being part of a one-way system, Burrard Street benefits from excellent vehicular and pedestrian flow.

Local businesses include JT, Bean Around the World, Splendida, Elizabeth Howell, Jersey Library and the historic Fish Market.

DESCRIPTION

The available premises are situated at first floor level and are suitable for office use or medical use having primarily been utilised as a dentist previously.

ACCOMMODATION

The approximate Net Internal area of the accommodation is:

First Floor	715 sq.ft.
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TENURE

The premises are available on a new 9 year internal repairing and insuring style lease and subject to 3 yearly JCOL rent reviews.

ASKING RENTAL

£18,000 per annum

OCCUPATION

Immediately upon completion of legal formalities.

1 BURRARD 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:

**Simon Gale LLB Hons AssocRICS, Alistair M Sarre BSc MRICS,
Evie Wills BSc or Reece Sarre**

**Sarre & Company
16 Gloucester Street
St Helier
Jersey
JE2 3QR**

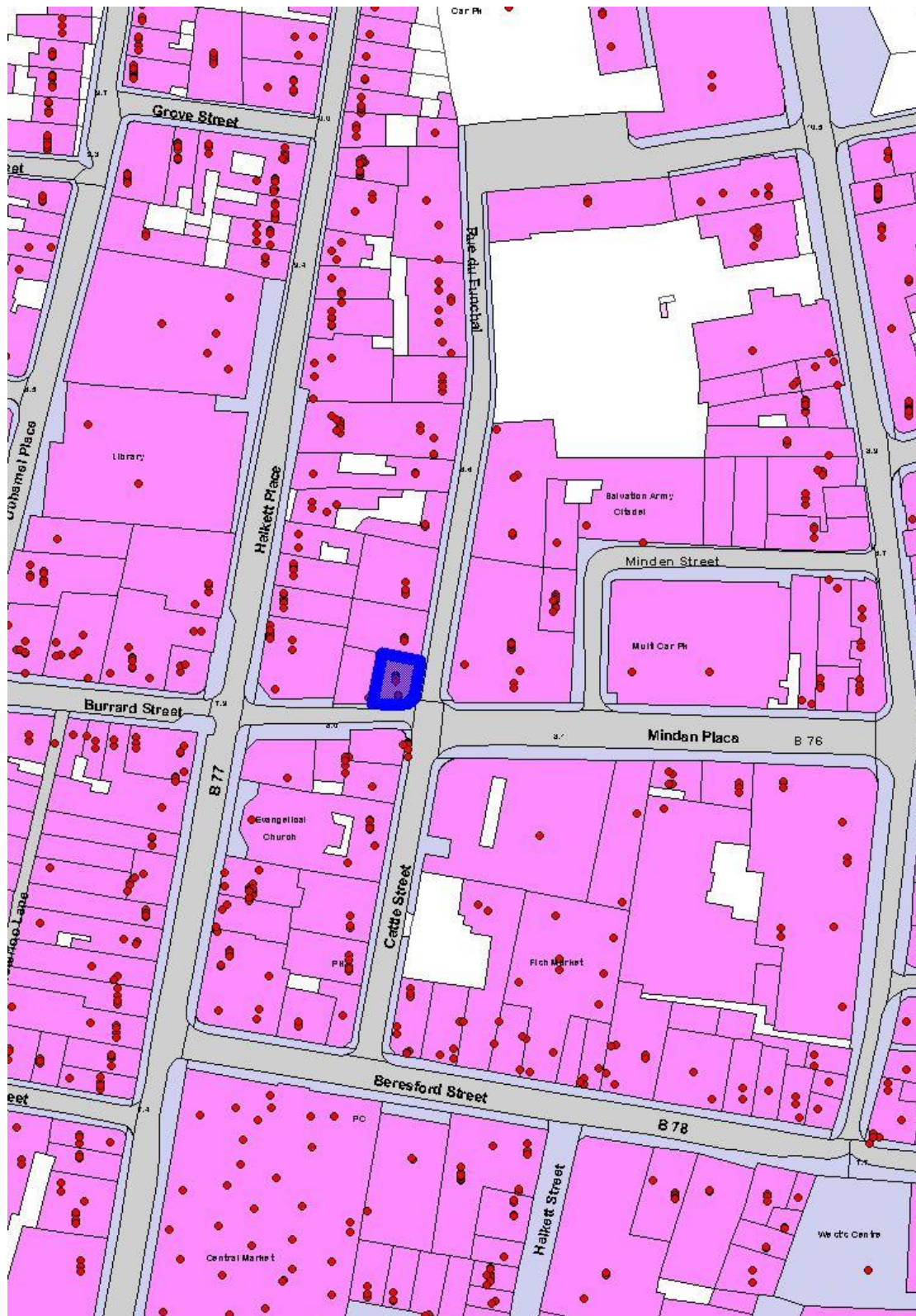
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WHILST WE BELIEVE THESE PARTICULARS TO BE CORRECT NO RESPONSIBILITY CAN BE ACCEPTED FOR ANY INACCURACY

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