

COMMERCIAL PROPERTY OFFICE OPPORTUNITY



Sarre & Company
CHARTERED SURVEYORS

SELF-CONTAINED OFFICE SUITE ST JAMES STREET ST HELIER



908 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



ST JAMES STREET ST HELIER

LOCATION

The self-contained ground floor office suite is located just a short walk from the centre of St Helier and is situated on St James Street, near the junction with St Saviour's Road. The immediate area provides a variety of mixed uses including public houses, beauty rooms and residential units.

We attach a location plan for reference purposes.

DESCRIPTION

The demise sits on a prominent corner position and benefits from large double bay display windows. The premises were recently occupied as a private tutoring school and consists of a large central room, ancillary offices and storage and benefits from a kitchenette, shower room and a WC facility.

ACCOMMODATION

The approximate Net Internal areas of the premises are:

Main Office	429 sq.ft.
Small Office	56 sq.ft.
Rear Office	251 sq.ft.
Kitchenette	<u>82</u> sq.ft.
Total	908 sq.ft.

There are two tandem parking spaces available which are accessed off Le Breton Lane.

TENURE

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

ST JAMES STREET ST HELIER

ASKING RENTAL

Ground Floor £17,000 per annum
Car Spaces £3,600 per annum for the two spaces together.

OCCUPATION

Immediately upon completion of legal formalities.

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**

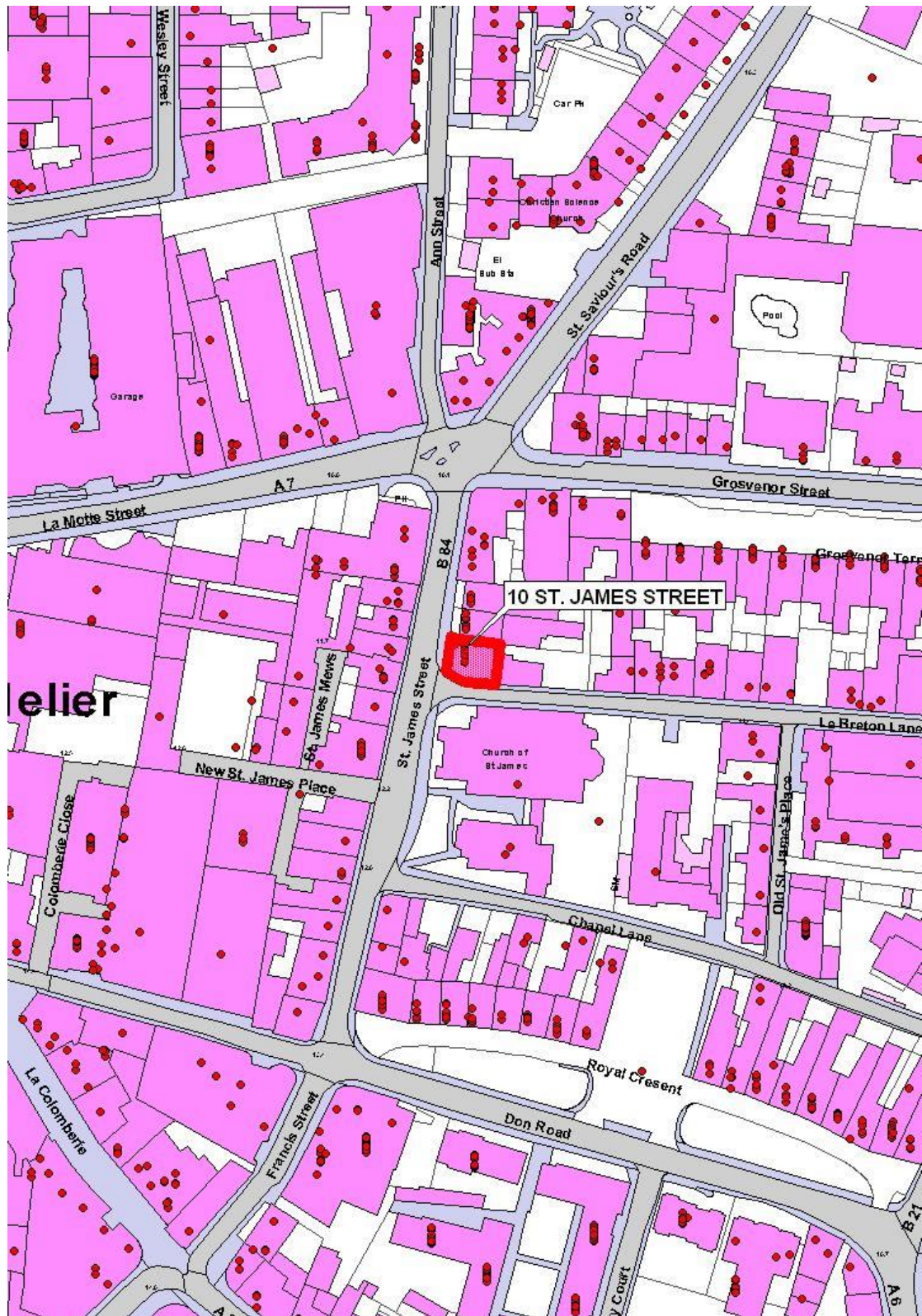
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WHILST WE BELIEVE THESE PARTICULARS TO BE CORRECT NO RESPONSIBILITY CAN BE ACCEPTED FOR ANY INACCURACY

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