

COMMERCIAL PROPERTY WAREHOUSE OPPORTUNITY



Sarre & Company
CHARTERED SURVEYORS

COMMERCIAL DRY STORAGE THE BARN LA RUE DE LA PRESSE ST. PETER



**953 SQ.FT.
PLUS PARKING
TO LET/FOR SALE**



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



THE BARN LA RUE DE LA PRESSE ST PETER

LOCATION

The property is situated on the West side of the Island, in a rural location in the heart of the St Peter countryside, located down a long private driveway leading from La Rue de la Presse, and half a mile West of St Peter's Village. The surrounding area is mainly rural along with some residential properties.

DESCRIPTION

The property forms part of a hamlet of residential properties and comprises a single storey granite barn with the benefit of two designated car parking spaces.

The barn comprises a store, with an unfinished earthen floor, together with a small mezzanine.

The Barn does not provide any electricity, water or welfare facilities.

Due to the surrounding residential occupiers, usage of the barn will need to be restricted to standard working hours.

ACCOMMODATION

The gross internal lettable area has been assessed in accordance with the RICS Measuring Code as follows;

Ground Floor -	657 sq.ft. (61.04 sq.m.)
Mezzanine -	<u>296 sq.ft. (27.49 sq.m.)</u>
Total -	953 sq.ft. (88.53 sq.m.)
Parking -	2 spaces

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USE

The property has permission for Class E use as a commercial dry store.

TENURE

The premises are being offered, subject to contract, by way of the grant of a new internal repairing and insuring style lease, up to a term of 9 years, subject to 3 yearly JRPI rent reviews. The Tenant will be responsible for internal repairs and maintenance, the barn door, the building insurance premiums, Foncier & Occupier rates and any communal charges.

RENTAL/PRICE

A commencing annual rent of £4,500 per annum exclusive of utilities, rates & insurance and any communal charges.

Alternatively, offers for the purchase of the freehold of the property will be considered.

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.

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**THIS PROPERTY IS BEING ADVERTISED IN ACCORDANCE WITH
PLANNING POLICY E1.**

VIEWING

By contacting the vendor's sole agent:

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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