

# COMMERCIAL PROPERTY OFFICE/RETAIL OPPORTUNITY



Sarre & Company  
CHARTERED SURVEYORS

## WELL LOCATED OFFICE/ CAFÉ/RETAIL PREMISES 23 SEALE STREET ST HELIER JERSEY



**APPROXIMATE AREAS  
GROUND FLOOR – 730 SQ.FT.  
FIRST FLOOR – 684 SQ.FT.**

**AVAILABLE TO LET OR  
POTENTIALLY FOR SALE**



16 Gloucester Street, St.Helier, Jersey, Channel Islands, JE2 3QR  
Tel: 01534 888848 Fax: 01534 888849  
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# 23 SEALE STREET ST HELIER

## LOCATION

The property is located in the heart of Jersey's Financial and Central Business District, being just a couple of minutes' walk from the prime office areas fronting the Esplanade and prime retail pedestrianised precinct of King Street.

We attach a location plan and site plan for reference purposes.

## DESCRIPTION

The property is a self-contained two storey commercial building benefitting from a prominent ground floor corner entrance fronting both Seale Street and the cut through to Sand Street. The premises provide a relatively open plan style arrangement at ground floor level, with similar at first floor.

## ACCOMMODATION

Ground Floor	730 sq.ft.
First Floor	<u>684 sq.ft.</u>
<b>Total</b>	<b>1,414 sq.ft.</b>

## TENURE

The premises are available on an effectively fully repairing and insuring lease. Rent reviews are to be 3 yearly in an upwards direction to Jersey Cost of Living only.

Alternatively the premises are potentially available to purchase freehold with vacant possession.

## ASKING RENTAL/PRICE

Rental - £38,500 per annum.

Sale Price – £600,000

# 23 SEALE STREET ST HELIER

## **OCCUPATION**

By Negotiation.

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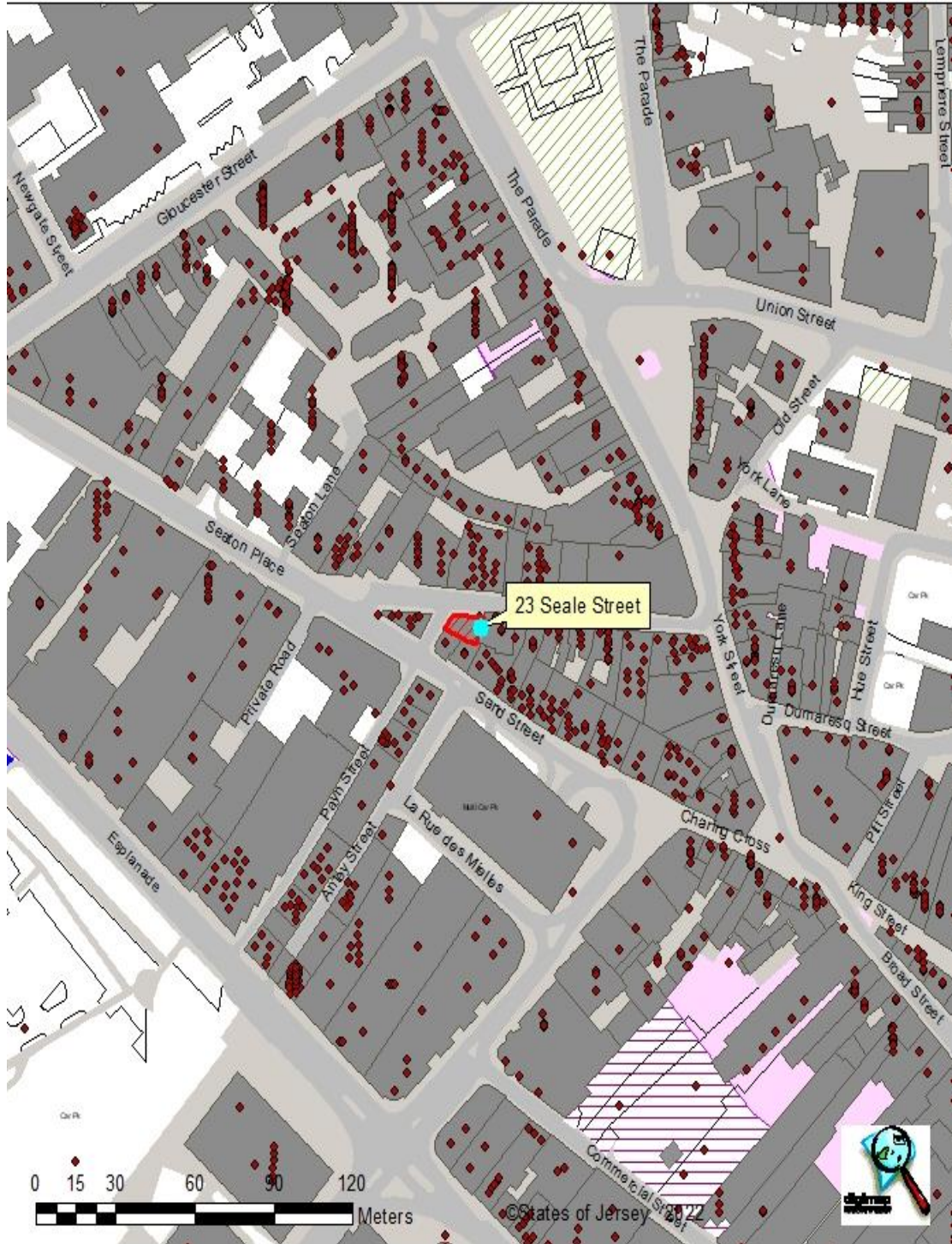
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WHILST WE BELIEVE THESE PARTICULARS TO BE CORRECT NO RESPONSIBILITY CAN BE ACCEPTED FOR ANY INACCURACY

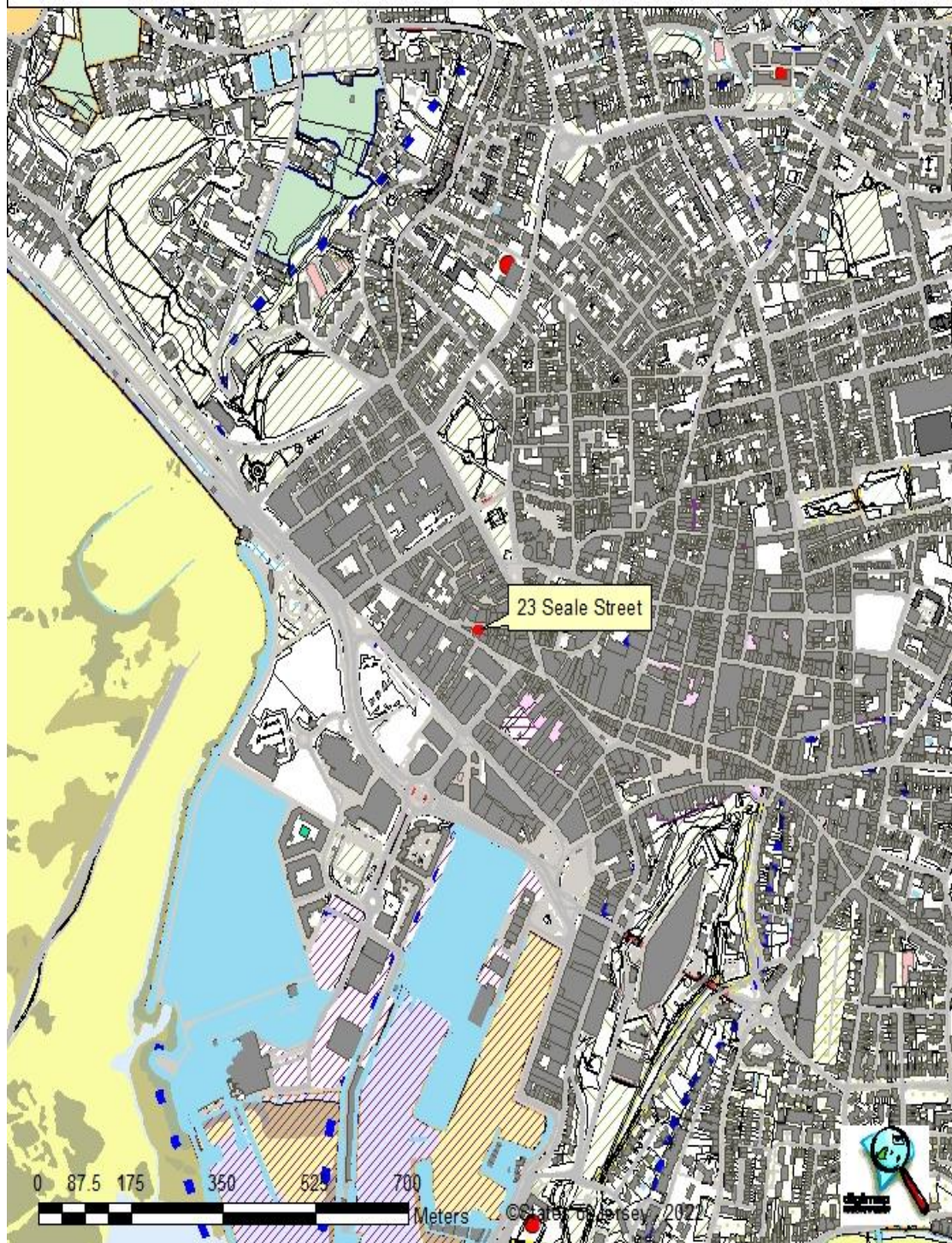
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