

COMMERCIAL PROPERTY OPPORTUNITY



Sarre & Company
CHARTERED SURVEYORS

FIRST & SECOND FLOOR OFFICE SPACE 3A RUE DU FUNCHAL ST HELIER



**1,394 SQ.FT.
TO LE**

16 Gloucester Street, St.Helier, Jersey, Channel Islands, JE2 3QR
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3A RUE DU FUNCHAL ST HELIER

LOCATION

The premises are situated on the Northern side of Burrard Street down Rue Du Funchal. 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 and second floor level and are suitable for office use. The offices are to a good standard, providing the general amenities:

- Kitchenette Facilities
- WC
- Hardwood floors throughout
- Open plan office space
- LED lighting

We attach a set of floor plans for reference purposes.

ACCOMMODATION

The building provides the following approximate Net Internal areas:

First Floor	809 sq.ft
Second Floor	<u>585</u> sq.ft.
Total	1,394 sq.ft.

TENURE

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

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ASKING RENTAL

£24,000 pa

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 (Hons) or Reece Sarre**

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

3A RUE DU FUNCHAL ST HELIER

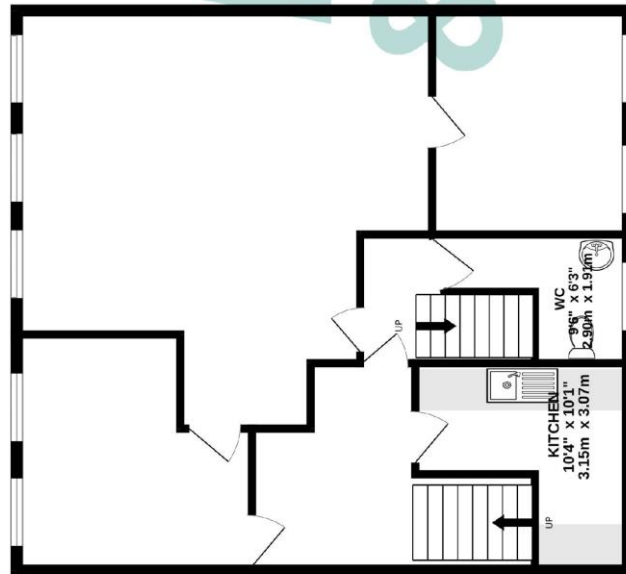


Digimap Address Locator

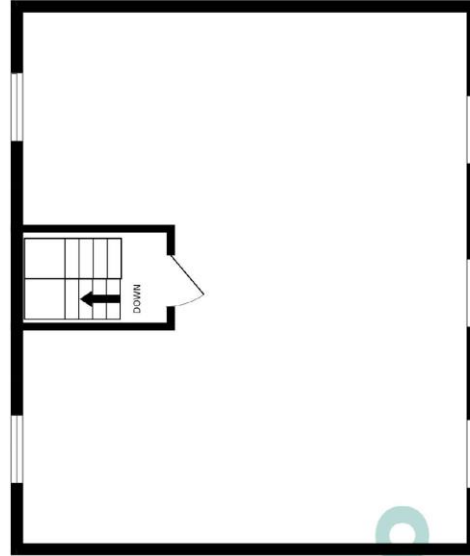


3A RUE DU FUNCHAL ST HELIER

GROUND FLOOR
809 sq.ft. (75.1 sq.m.) approx.



1ST FLOOR
585 sq.ft. (54.3 sq.m.) approx.



TOTAL FLOOR AREA: 1393 sq.ft. (129.4 sq.m.) approx.
Whilst every effort has been made to secure the accuracy of the floorplan and the measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given.
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