

COMMERCIAL PROPERTY RETAIL OPPORTUNITY



Sarre & Company
CHARTERED SURVEYORS

5 WEST LEA FIRST TOWER ST HELIER



**RETAIL – 570 SQ.FT.
STORAGE – 114 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



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LOCATION

The property is situated on the slip road from La Route de St Aubin to Victoria Avenue, at First Tower, on the periphery of St Helier.

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

DESCRIPTION

The premises consist of a ground floor retail/office unit previously used as a laundrette and more recently a design studio, with a small storage area and separate WC.

ACCOMMODATION

The approximate Net Internal Areas of the unit are as follows:-

Ground Floor Retail	570 sq.ft.
Ground Floor Storage	114 sq.ft.

TENURE

The premises are available by way of a new 9 year internal repairing style lease, subject to 3 yearly rent reviews in line with Jersey Cost of Living, with the tenant being responsible for a fair proportion of building insurance and occupier rates relating to the property.

ASKING RENTAL

£12,000 per annum.

OCCUPATION

On completion of legal formalities.

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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:

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

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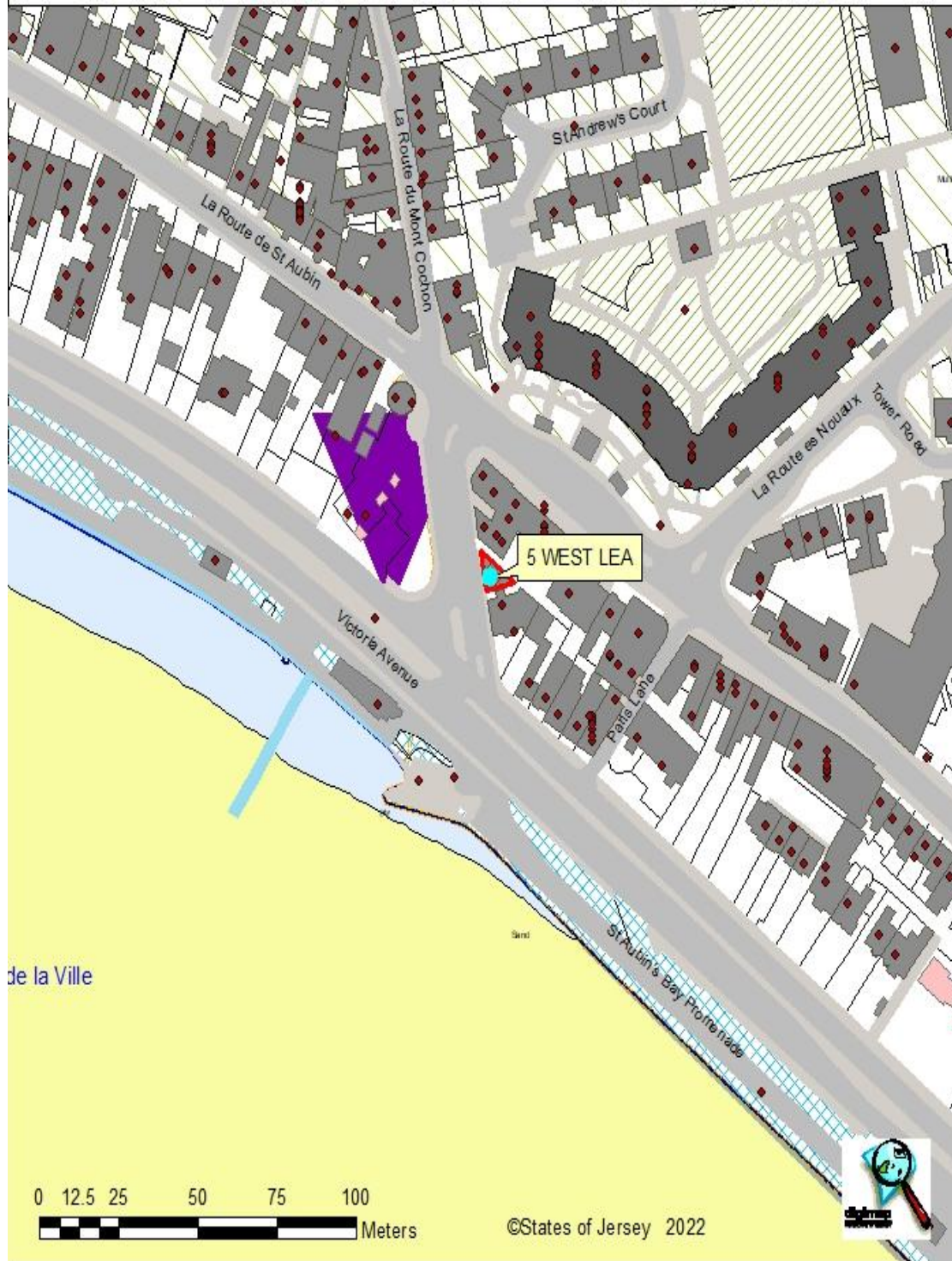
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WHILST WE BELIEVE THESE PARTICULARS TO BE CORRECT NO RESPONSIBILITY CAN BE ACCEPTED FOR ANY INACCURACY

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