

COMMERCIAL PROPERTY OPPORTUNITY



Sarre & Company
CHARTERED SURVEYORS

ST BRELADE'S HOUSE GARAGE/CAR SHOWROOM LA ROUTE DES QUENNEVAIS ST BRELADE



TO LET OR FOR SALE WITH VACANT POSSESSION

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 BRELADE'S HOUSE

ST BRELADE

LOCATION

The building is located off La Route des Quennevais within a mixed-use area which includes residential and commercial/light industrial use.

Nearby occupiers include Falles Airport Garage, DB Welding Service and Falles Van Hire. The property is well positioned with good access close to the Island's airport

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

DESCRIPTION

The building offers an open plan office space located on the second floor, along with male and female WC, kitchen, meeting room, server room and the main show room on the ground floor. The building incorporates a mix of warehouse and office space.

ACCOMMODATION

We assess the approximate Gross Internal Areas to be as follows:

Ground Floor	3,733 sq.ft.
First Floor	<u>3,733</u> sq.ft.
Total	7,466 sq.ft.

USE

The use of the site is restricted to the motor trade only.

TENURE

The premises are available on a new 9 year fully repairing and insuring style lease(s), subject to a mutual option to break the lease (timing to be agreed) with three yearly rent reviews to Jersey Cost of Living.

Alternatively, the property is available for sale Freehold with vacant possession.

ST BRELADE'S HOUSE ST BRELADE

RENTAL/PRICE

Asking Price £1,300,000

Asking Rental £80,000 per annum

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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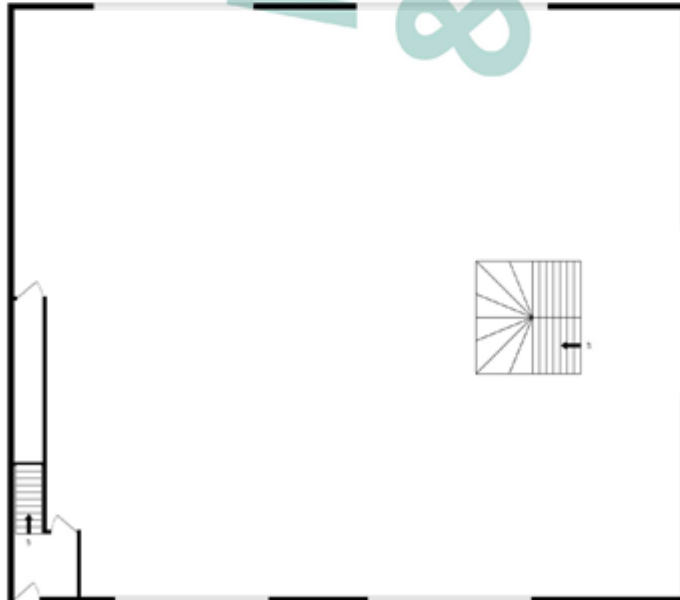
**E-mail: property@sarreandcompany.co.uk
Website: www.sarreandcompany.co.uk**

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

ST BRELADE'S HOUSE

ST BRELADE

GROUND FLOOR
3733 sq.ft. (346.8 sq.m.) approx.



1ST FLOOR
3733 sq.ft. (346.8 sq.m.) approx.



TOTAL FLOOR AREA: 7465 sq. ft. (693.5 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements are approximate and should not be used for any legal or financial purposes. 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 as to their operability or efficiency can be given.

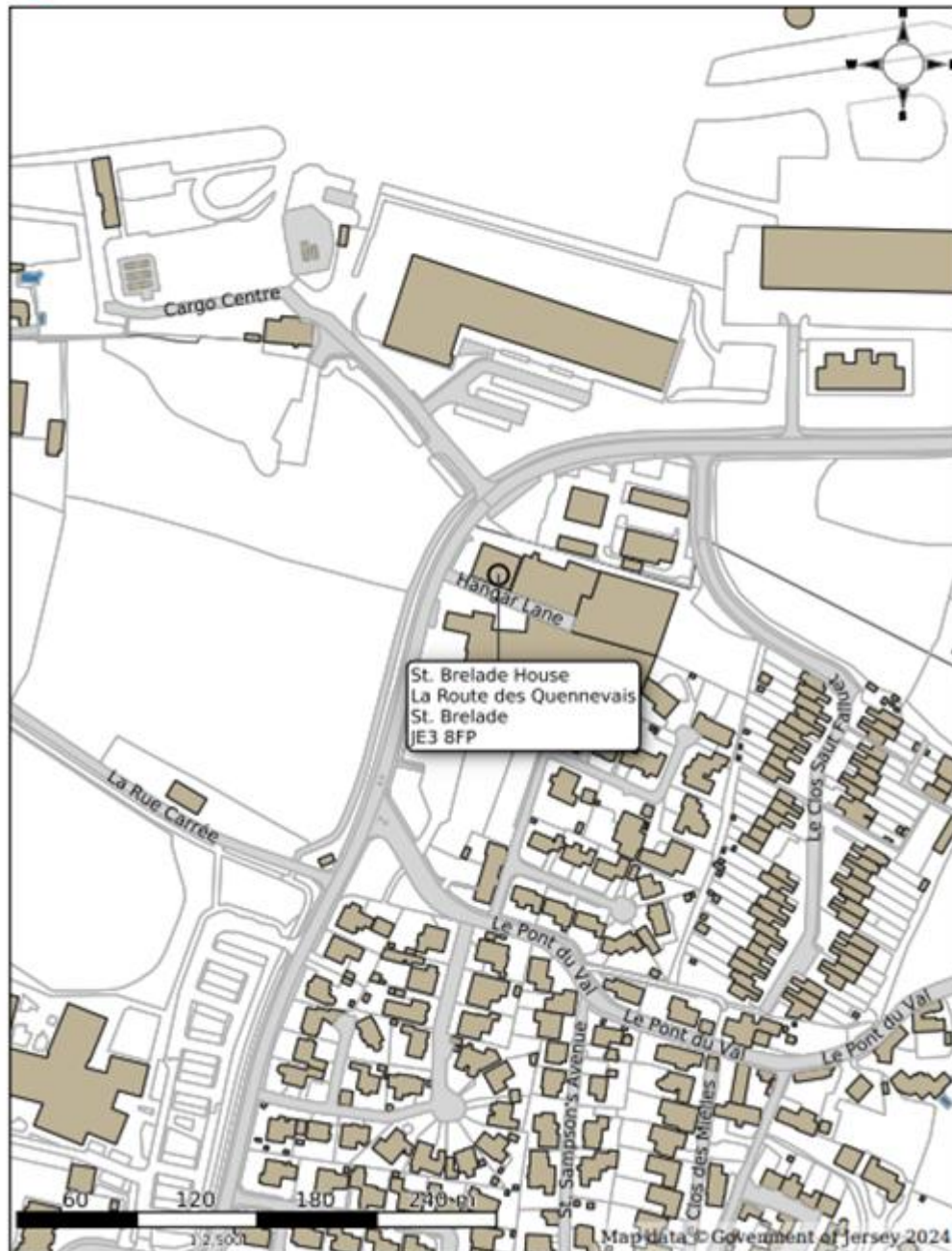
Made with  AutoCAD 2005

ST BRELADE'S HOUSE ST BRELADE



digimap

Digimap Address Locator



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