

COMMERCIAL PROPERTY RETAIL OPPORTUNITY



Sarre & Company
CHARTERED SURVEYORS

OUT OF TOWN RETAIL UNIT 1 & 2 QUENNEVAIS PARADE ST BRELADE



2,837 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



1 & 2 QUENNEVAIS PARADE ST BRELADE

LOCATION

The property is located in the Parish of St Brelade, the island's second largest conurbation, adjacent to La Route de Quennevais, the principal thoroughfare through St Brelade. Le Quennevais Parade and Precinct is the island's largest out-of-town multi-let retail scheme. Nearby occupiers include Iceland, Co-op Pharmacy, Pentagon and 1823 Cellar.

We attach a location plan for reference purposes.

DESCRIPTION

The property is essentially open plan at ground floor level with WCs and a small staff area to the rear. The large basement offers storage and staff areas including a kitchenette, office space and WC's. The unit benefits from the following:

- Large frontage;
- High visibility retail space;
- Vibrant mix of established retailers in a proven location;
- Large customer car park;
- Established pedestrian and vehicular thoroughfare.

ACCOMMODATION

The approximate Net Internal Area of the unit is 2,837 sq.ft.

TENURE

The property is available to let by way of a new 9 year internal repairing and insuring lease (exclusive of rates, insurance and GST) and subject to 3 yearly Jersey Cost of Living rent reviews.

ASKING RENTAL

£65,000 per annum.

1 & 2 QUENNEVAIS PARADE ST BRELADE

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
or Reece Sarre**

**Sarre & Company
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St Helier
Jersey
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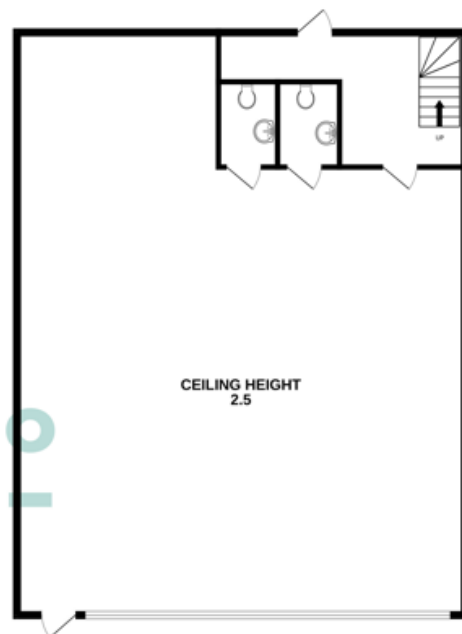
WHILST WE BELIEVE THESE PARTICULARS TO BE CORRECT NO RESPONSIBILITY CAN BE ACCEPTED FOR ANY INACCURACY

1 & 2 QUENNEVAIS PARADE ST BRELADE

BASEMENT
1439 sq.ft. (133.7 sq.m.) approx.



GROUND FLOOR
1399 sq.ft. (130.0 sq.m.) approx.



TOTAL FLOOR AREA: 2837 sq.ft. (263.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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 as to their operability or efficiency can be given.
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1 & 2 LE QUENNEVAIS PARADE ST BRELADE



Digimap Address Locator

