

# COMMERCIAL PROPERTY NICHE RETAIL UNIT



Sarre & Company  
CHARTERED SURVEYORS

## RETAIL UNIT 3 DUMARESQ STREET, ST HELIER



**APPROXIMATELY  
2,450 SQ.FT.**

**TO LET**



16 Gloucester Street, St.Helier, Jersey, Channel Islands, JE2 3QR.

Tel: 01534 888848 Fax: 01534 888849

Email: [property@sarreandco.com](mailto:property@sarreandco.com) [www.sarreandcompany.co.uk](http://www.sarreandcompany.co.uk)



# 3 DUMARESQ STREET, ST HELIER, JERSEY

## LOCATION

The property is located centrally in the Parish of St Helier. More specifically, the property is situated on the Southern side of Dumaresq Street just off the main town precinct, close to the junction with Broad Street.

The property is within a minute's walk of the prime pedestrianised thoroughfare of King Street and Queen Street and is accessible to St Helier's Central Business District and the traditional heart of St Helier.

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

## DESCRIPTION

The retail unit is approached by a private entrance foyer which enters straight into the main shop area.

The unit benefits from the following amenities:

- Part double glazing
- Fluorescent lighting
- Convector heaters
- Part air-conditioning
- Kitchenette.
- WC facility
- Storage area
- Administration office

## ACCOMMODATION

The approximate Net Internal areas are as follows:

Ground Floor	1,420 sq.ft.
First Floor	848 sq.ft.
Second Floor	<u>182 sq.ft.</u>
<b>Total</b>	<b>2,450 sq.ft.</b>

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## TERMS

The premises are available on a new internal repairing lease for a term of up to 9 years with the Lessee being responsible for building insurance, Occupier/Foncier rates and all utilities consumed on site.

## ASKING RENTAL

£32,500 per annum.

## LEGAL COSTS

Each party to bear their own legal costs.

## VIEWING

By contacting the vendor's sole agent:-

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

**Sarre & Company  
16 Gloucester Street  
St Helier  
Jersey  
JE2 3QR**

**Tel: 01534 888848**

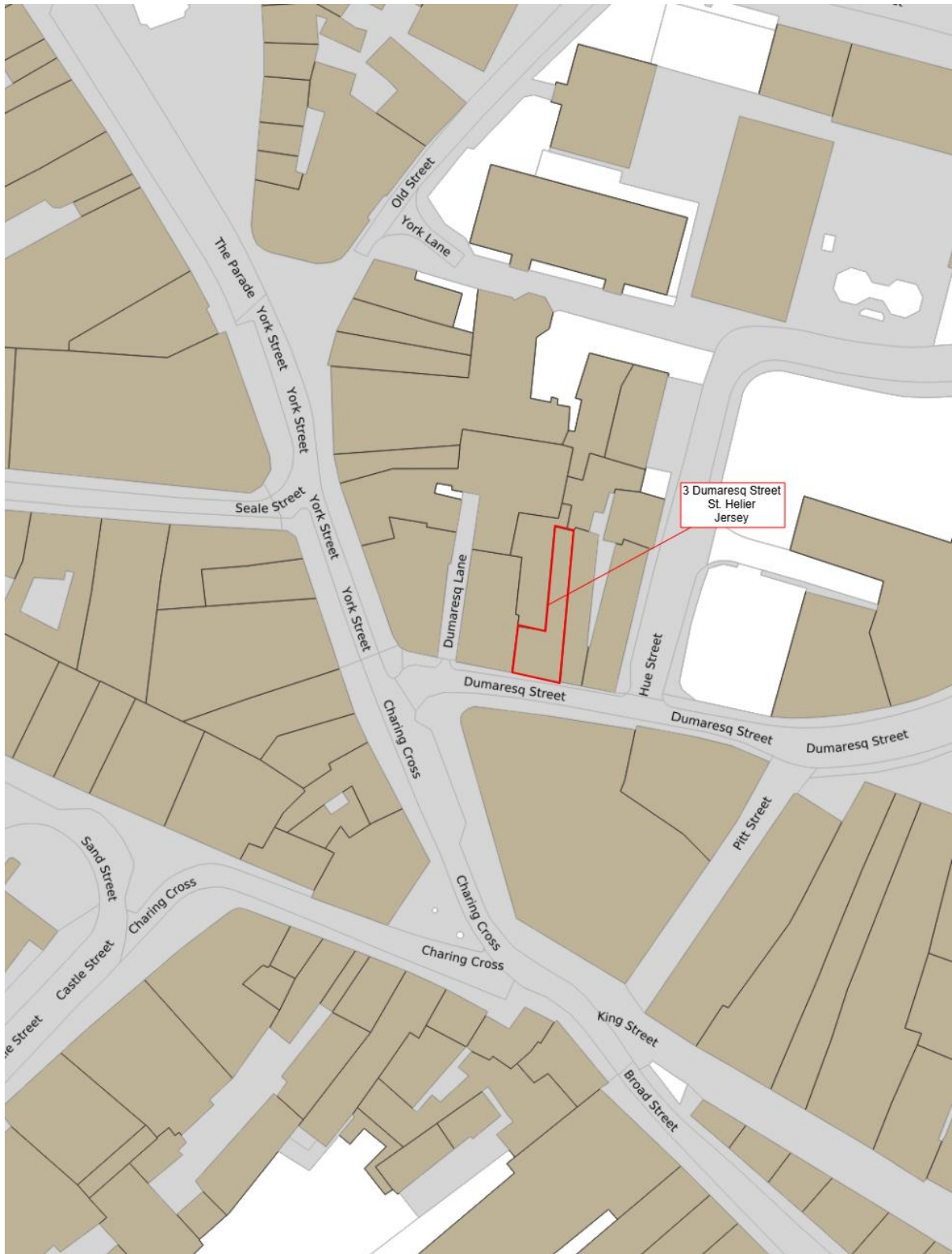
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WHILST WE BELIEVE THESE PARTICULARS TO BE CORRECT, NO RESPONSIBILITY CAN BE ACCEPTED FOR ANY INACCURACY.

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