

COMMERCIAL PROPERTY OFFICE/RETAIL OPPORTUNITY



Sarre & Company
CHARTERED SURVEYORS

HIGH QUALITY FITTED OUT GROUND & FIRST FLOOR OFFICES 18 HILL STREET ST HELIER



**GROUND FLOOR – 730 SQ.FT.
FIRST FLOOR – 786 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



18 HILL STREET ST HELIER

LOCATION

The premises are situated in a prime location within St Helier's Central Business District, forming part of the traditional legal centre of the Island.

More specifically, the property is situated on the Eastern side of Hill Street, opposite the junction with Halkett Place.

Nearby occupiers include States of Jersey, Messrs Walkers, Messrs Le Gallais and Luce, Thomas Dessain, Soditic, Messrs Benest and Syvret to name but a few and is less than a minute's walk from St Helier's prime pedestrian retail precincts, namely King and Queen Street.

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

DESCRIPTION

The property was totally refurbished in recent years and provides efficient office accommodation at ground floor with further ancillary offices at first floor level, accessed by an interconnecting spiral staircase.

The premises benefit from the following general amenities:-

- Private street access and staff entrance;
- Comfort cooling and comfort heating;
- Recessed spot lighting;
- High quality fixtures and fittings;
- Several glass partitioned private offices;
- Quality floor coverings throughout;
- A 10/12 person boardroom;
- Male and female WC facilities;
- Kitchen;
- Shower;
- Store room / Server Room.

The premises are in 'walk-in' condition.

We attach floor plans for reference purposes.

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ACCOMMODATION

The approximate areas are as follows:-

Ground Floor	730 sq.ft.
Ground Floor Kitchen	59 sq.ft.
First Floor	<u>786 sq.ft.</u>
Total	1,575 sq.ft.

TENURE

The premises are available on a new 9 year lease on internal repairing terms with the lessee being responsible for a fair proportion of all parish rates, building insurance and all utilities consumed on site through a service charge.

RENTAL

The asking rental is £43,000pa.

OCCUPATION

Immediately on 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.

18 HILL STREET ST HELIER

VIEWING

By contacting the vendor's sole agent:

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

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

Tel: 01534 888848

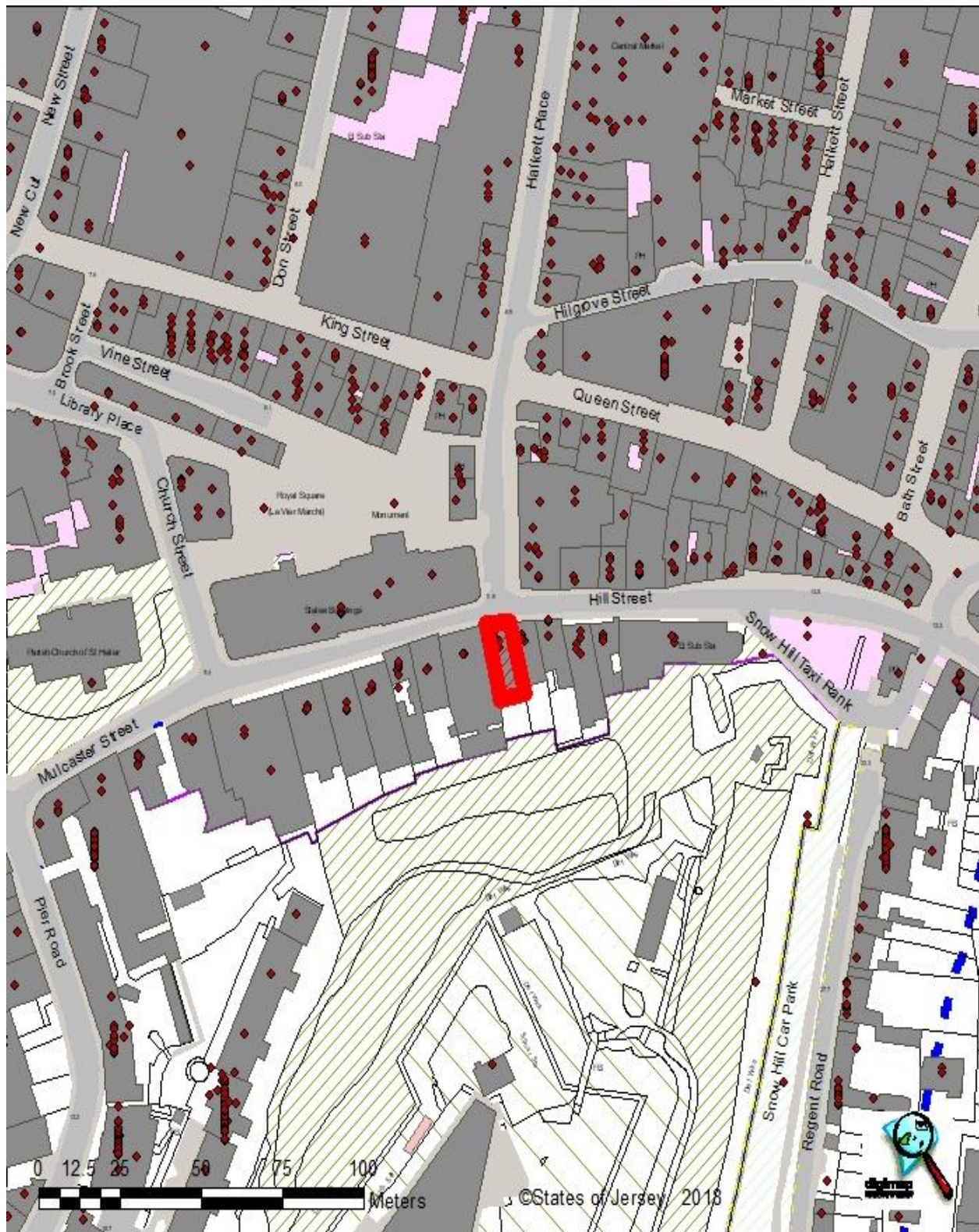
Fax: 01534 888849

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

18 HILL STREET ST HELIER

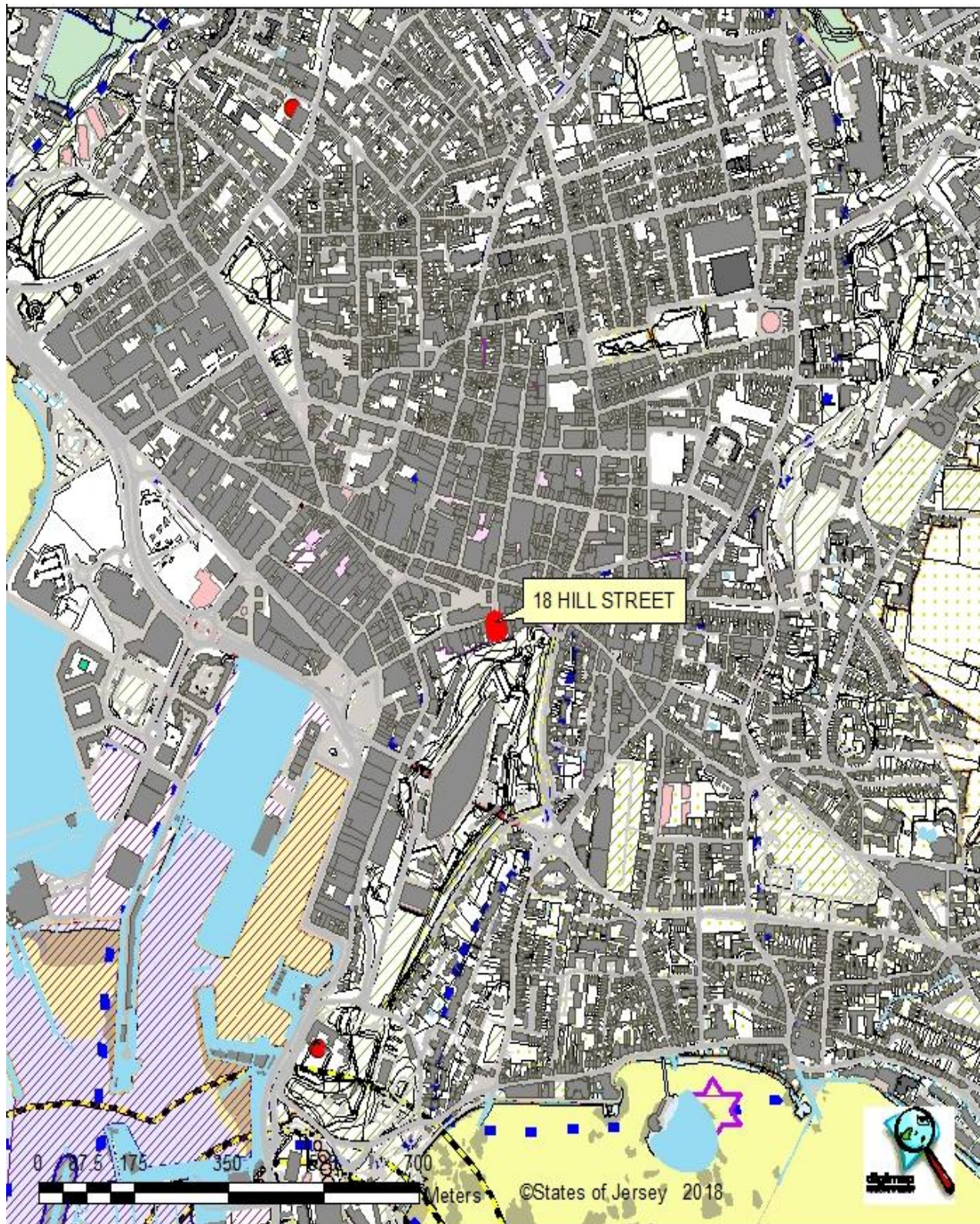


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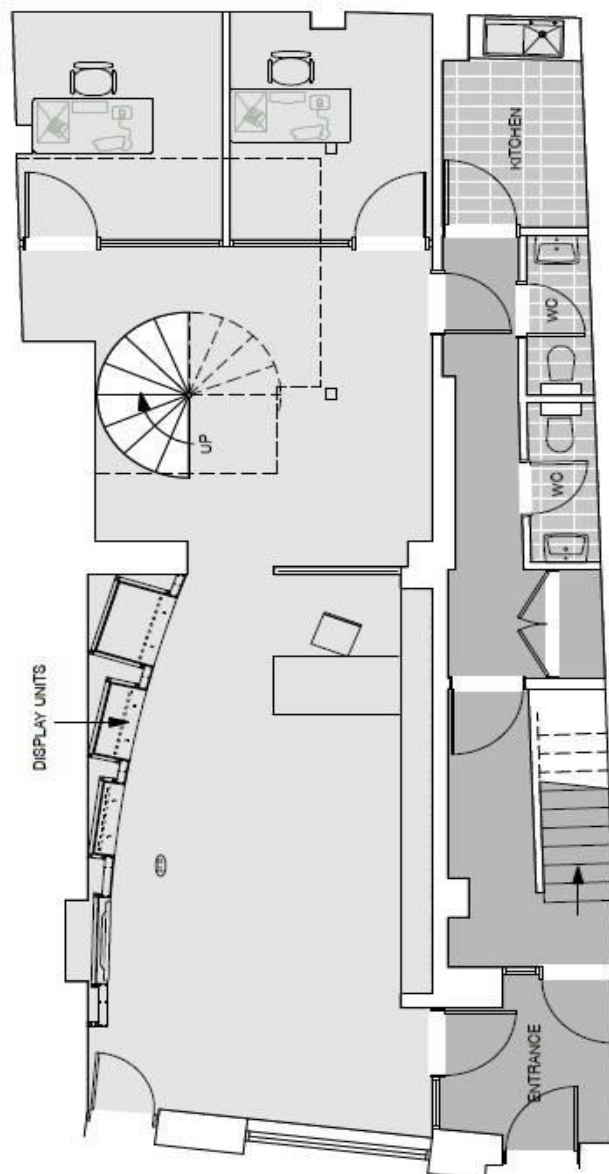


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Ground Floor - As Existing
NOT TO SCALE

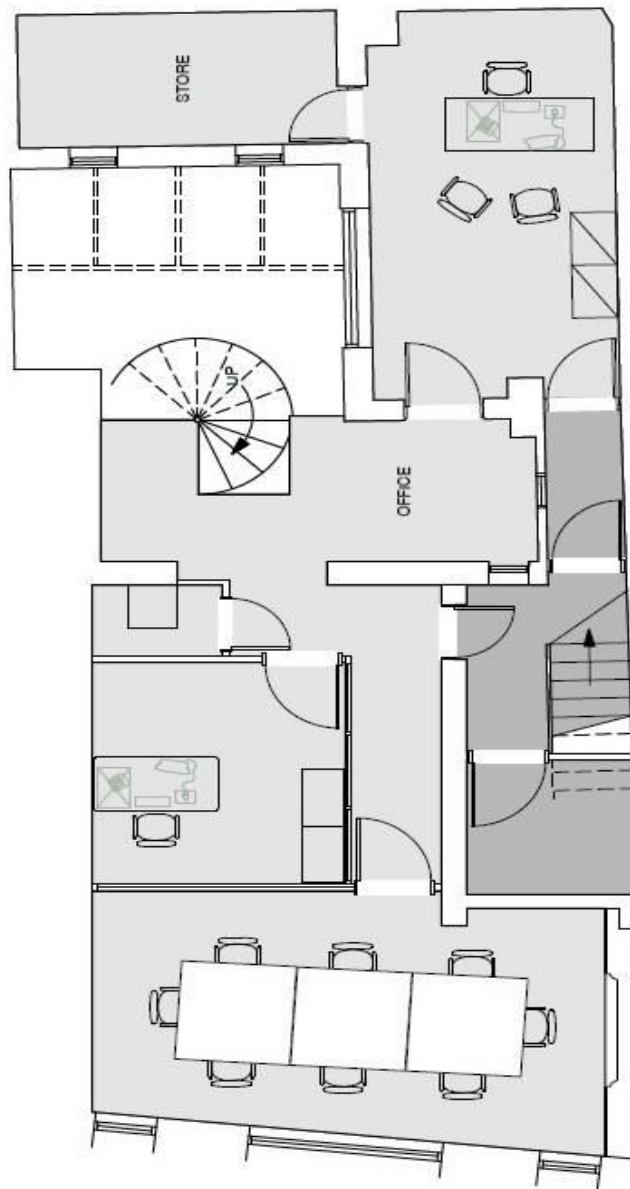
Total Area:
67.8 sqm / 729.6 sqft
11 Persons

Total Area (inc WCs & Kitchen)
76.6 sqm / 824.7 sqft



Tel: (01534) 630868
Email: dion@elliottdesignpartnership.com

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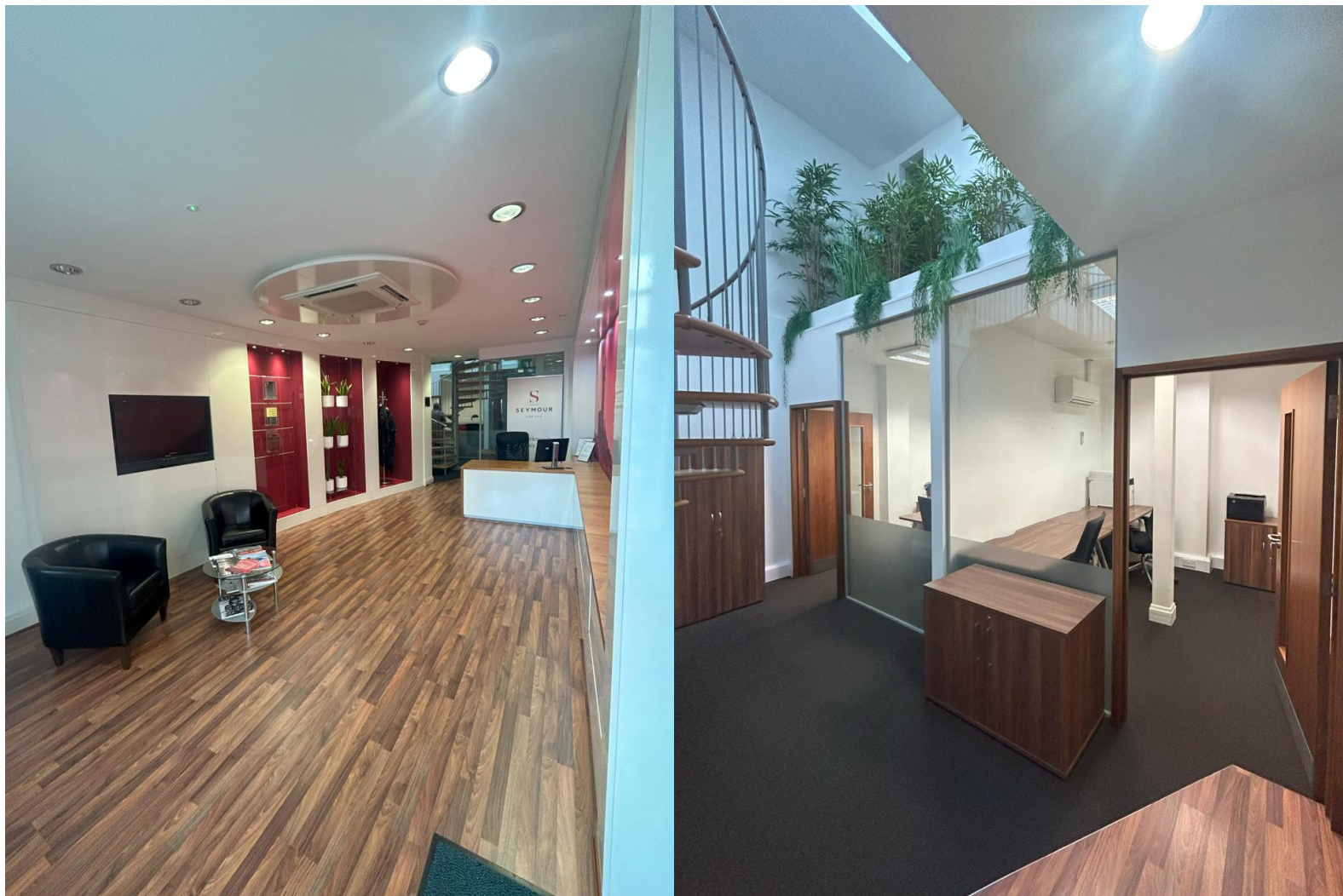
First Floor - As Existing
NOT TO SCALE

Total Area: 73 sqm / 786.2 sqft
Max Occupancy: 12 Persons
Total Area (inc WC's): 73 sqm / 786.2 sqft
(No WC's on First Floor)



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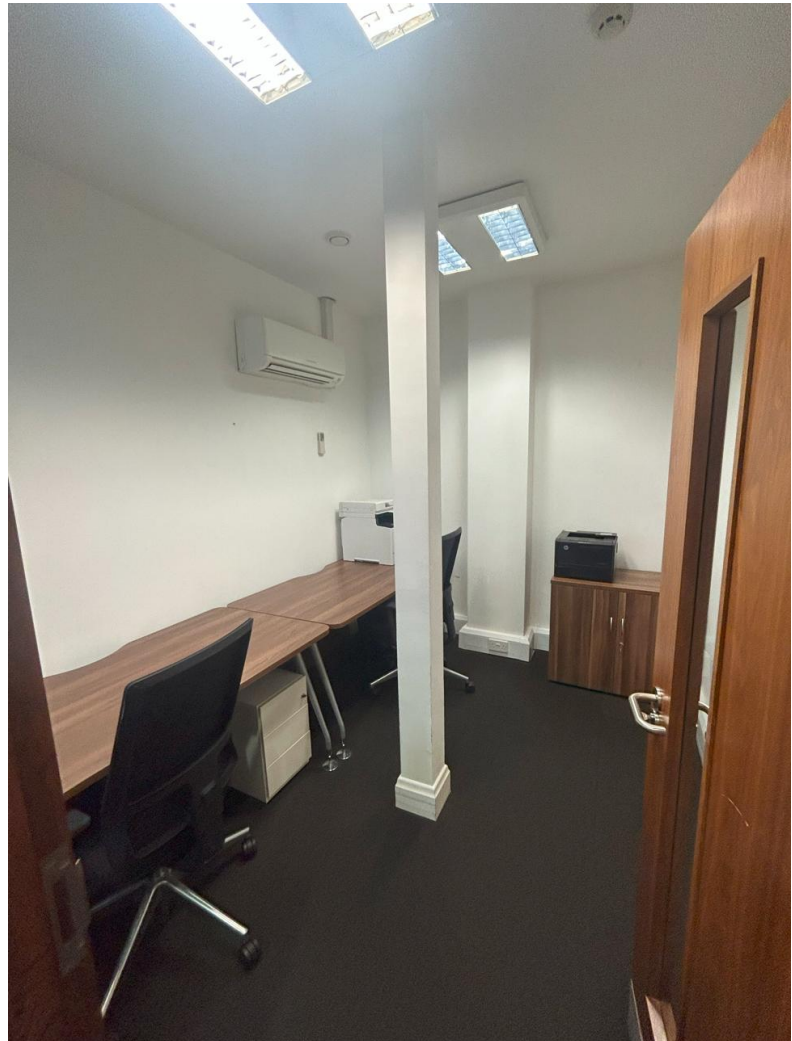
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