

COMMERCIAL PROPERTY RETAIL OPPORTUNITY



Sarre & Company
CHARTERED SURVEYORS

RESTAURANT, BAR OR RETAIL UNIT 1 COMMERCIAL STREET ST. HELIER



**TO LET
ON A NEW LEASE**



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 COMMERCIAL STREET ST HELIER

LOCATION

The premises are located in the heart of the St Helier's Central Business District.

More specifically, the premises are positioned on a prominent corner site fronting both Conway Street and Commercial Street.

We attach a location plan for reference purposes.

DESCRIPTION

The premises are a purpose built retail unit, however, were previously trading as Bento Sushi restaurant and historically was the Commercial Inn public house.

The unit benefits from a fitted kitchen, male and female WC facilities and an open plan servicing area.

We attach a clear floor plan and a floor plan as currently fitted out.

ACCOMMODATION

The approximate net internal area is 800 sq.ft.

TENURE

The premises are available on fully repairing and insuring terms for a duration of up to 9 years, subject to 3 yearly Jersey Cost of Living increases.

ASKING RENTAL

£35,000 pa.

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OCCUPATION

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.

VIEWING

By contacting the Vendor's sole agent:

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

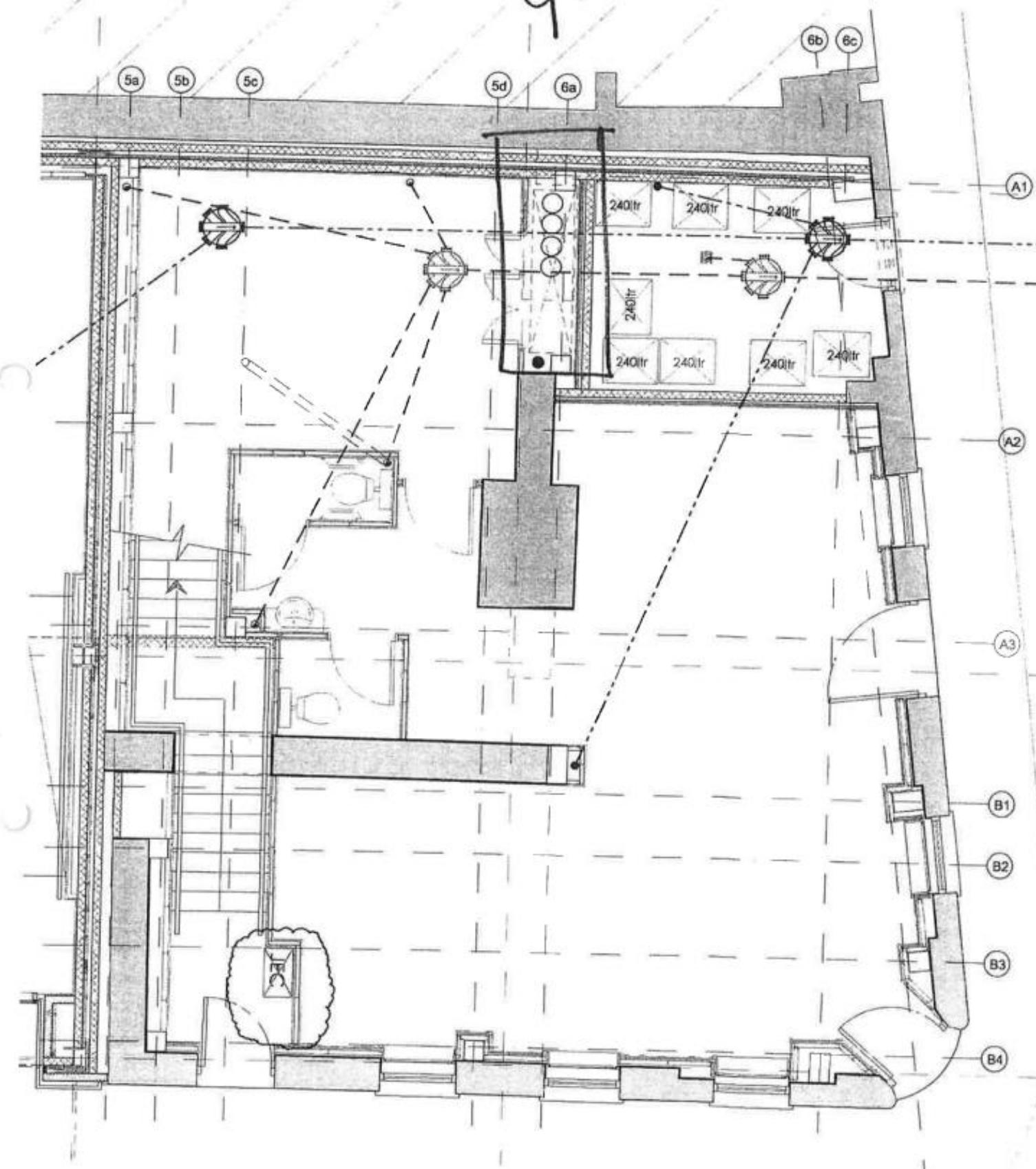
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WHILST WE BELIEVE THESE PARTICULARS TO BE CORRECT NO RESPONSIBILITY CAN BE ACCEPTED FOR ANY INACC

GF.



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