

COMMERCIAL PROPERTY RETAIL OPPORTUNITY



Sarre & Company
CHARTERED SURVEYORS

RETAIL UNIT 12 LA MOTTE STREET ST HELIER



**GROUND FLOOR – 1,070 SQ.FT.
FIRST FLOOR – 714 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



12 LA MOTTE STREET ST HELIER

LOCATION

The property is located just to the North of Queen Street pedestrianised precinct.

More specifically, the property is situated on the Southern side of La Motte Street, close to the junction with Snow Hill.

We attach a location plan for reference purposes.

DESCRIPTION

The property is a mid-terraced building constructed over ground and three upper floors.

The available premises are in excellent condition and form the ground and first floors, with prominent frontage onto La Motte Street itself.

We attach internal photographs for reference purposes.

ACCOMMODATION

The premises provide approximately 1,070 sq.ft. of ground floor retail accommodation, and 714 sq.ft. of first floor accommodation. There is a toilet facility, male and female changing room areas and a small kitchenette.

The breakdown of the areas are as follows:

Ground Floor	Zone A	418 sq.ft.
Ground Floor	Zone B	582 sq.ft.
Ground Floor	Ancillary	<u>70 sq.ft.</u>
		1,070 sq.ft.
First Floor	Retail	651 sq.ft.
First Floor	Ancillary	<u>63 sq.ft.</u>
		714 sq.ft.
Total		1,784 sq.ft.

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TENURE

The ground and part first floor retail premises are available immediately by way of a new 9 year internal and shopfront repairing style lease, subject to 3 yearly rent reviews in line with Jersey Cost of Living only.

A service charge will be levied on the lessee to cover 33% of the costs of managing the building to include building insurance, building wide fire alarm maintenance, fire extinguishers in the escape stairwell, gutter and drain pipe maintenance plus management fees.

OCCUPATION

Immediately on completion of legal formalities.

OPPORTUNITY

The Ground Floor retail unit is available on a new 9 year internal repairing and insuring style Lease subject to 3 yearly rent reviews in line with JCOL at an asking rental of £32,500pa.

The building is also potentially for sale to include two, one bed apartments and a bedsit above, all of which is in good condition. The rent from the apartments in total is £31,038pa.

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. The Lessee will be required to produce the usual Due Diligence information.

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VIEWING

By contacting the vendor's sole agent:

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

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

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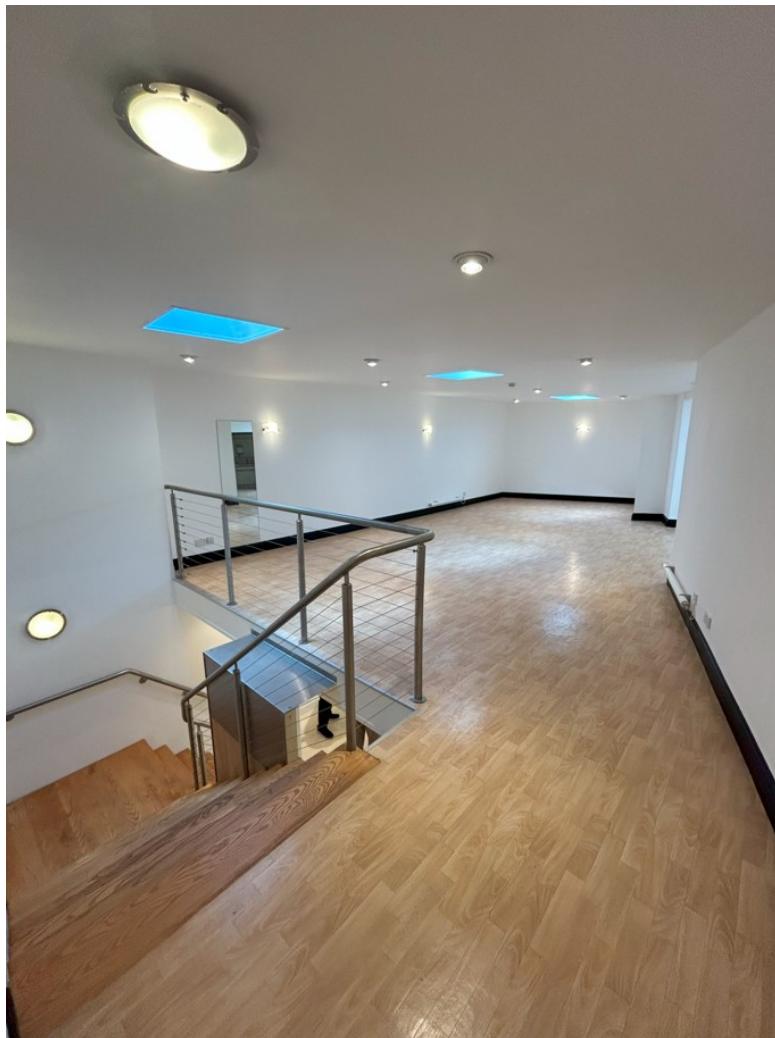


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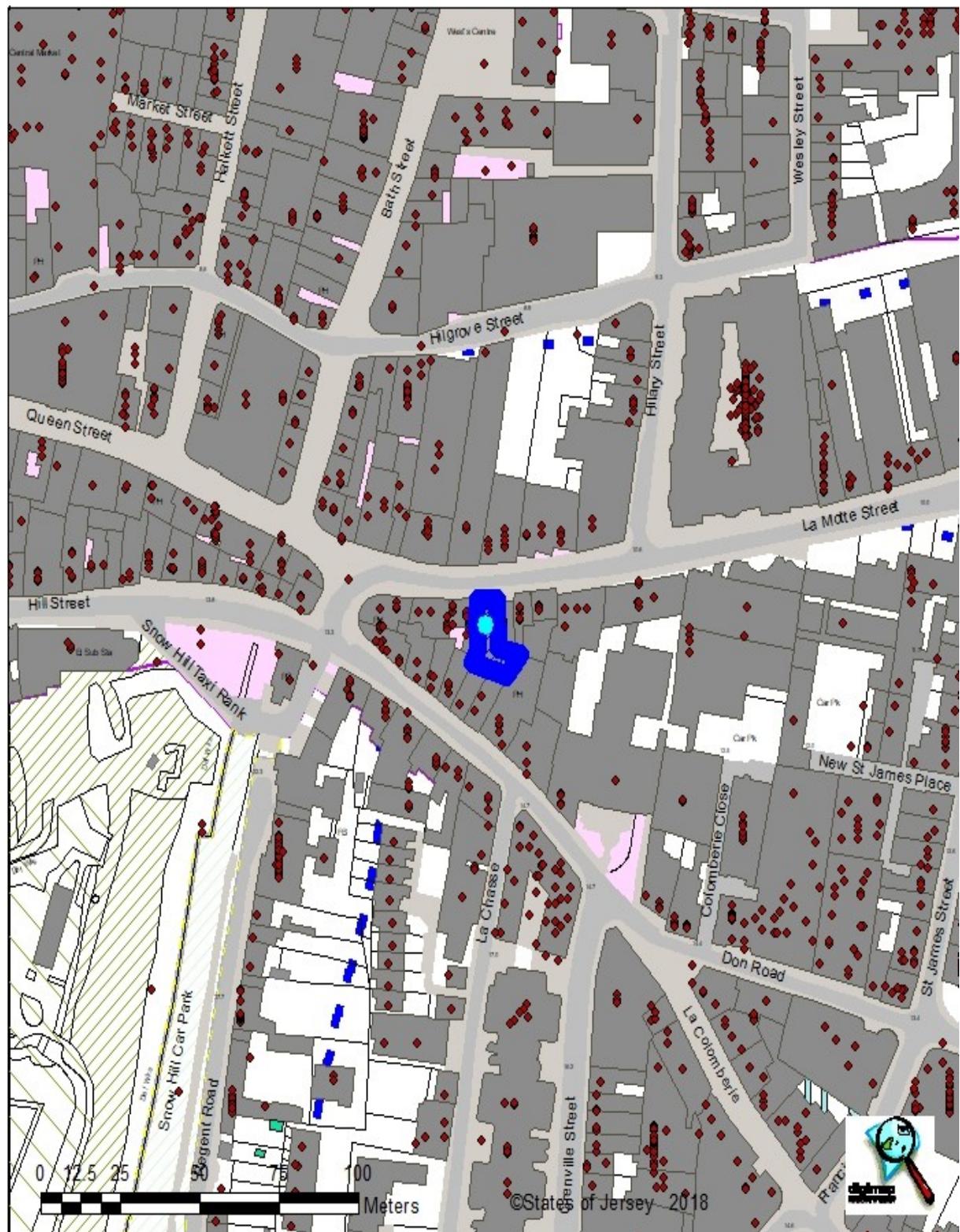


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