

# COMMERCIAL PROPERTY RETAIL OPPORTUNITY



## QUALITY RETAIL UNIT 13 NEW STREET ST HELIER



**965 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](mailto:property@sarreandcompany.co.uk)

Website: [www.sarreandcompany.co.uk](http://www.sarreandcompany.co.uk)



# 13 NEW STREET ST HELIER

## LOCATION

The premises are located in the centre of St Helier in a prominent retail/commercial location on the Eastern side of New Street, which is a short distance from the prime retail area of King Street.

We attach a location plan for reference purposes, with the unit hatched out.

## DESCRIPTION

The property is a mid-terraced building constructed over ground and two upper floors with further accommodation within the roof space. The available unit provides for efficient linear retail space behind a prominent retail frontage. To the rear of the property there is a small store room and a WC facility.

We attach a floorplan for reference purposes.

## ACCOMMODATION

The approximate Net Internal Area of the unit is as follows:

Ground Floor - Retail - 762 sq.ft.

Ground Floor - Store - 203 sq.ft

**Total 965 sq.ft.**

## TENURE

A new 9-year internal and repairing lease, however, subject to a service charge covering a fair proportion of the costs for fire alarms, Foncier rates, building insurance, gutters/drainpipe maintenance and a management charge.

Rent reviews are 3 yearly in line with Jersey Cost of Living.

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## RENTAL

The asking rental is £28,000 per annum.

## OCCUPATION

Early 2026.

## 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.

## VIEWING

For further information or to view the premises please contact the Lessor's sole agent:

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

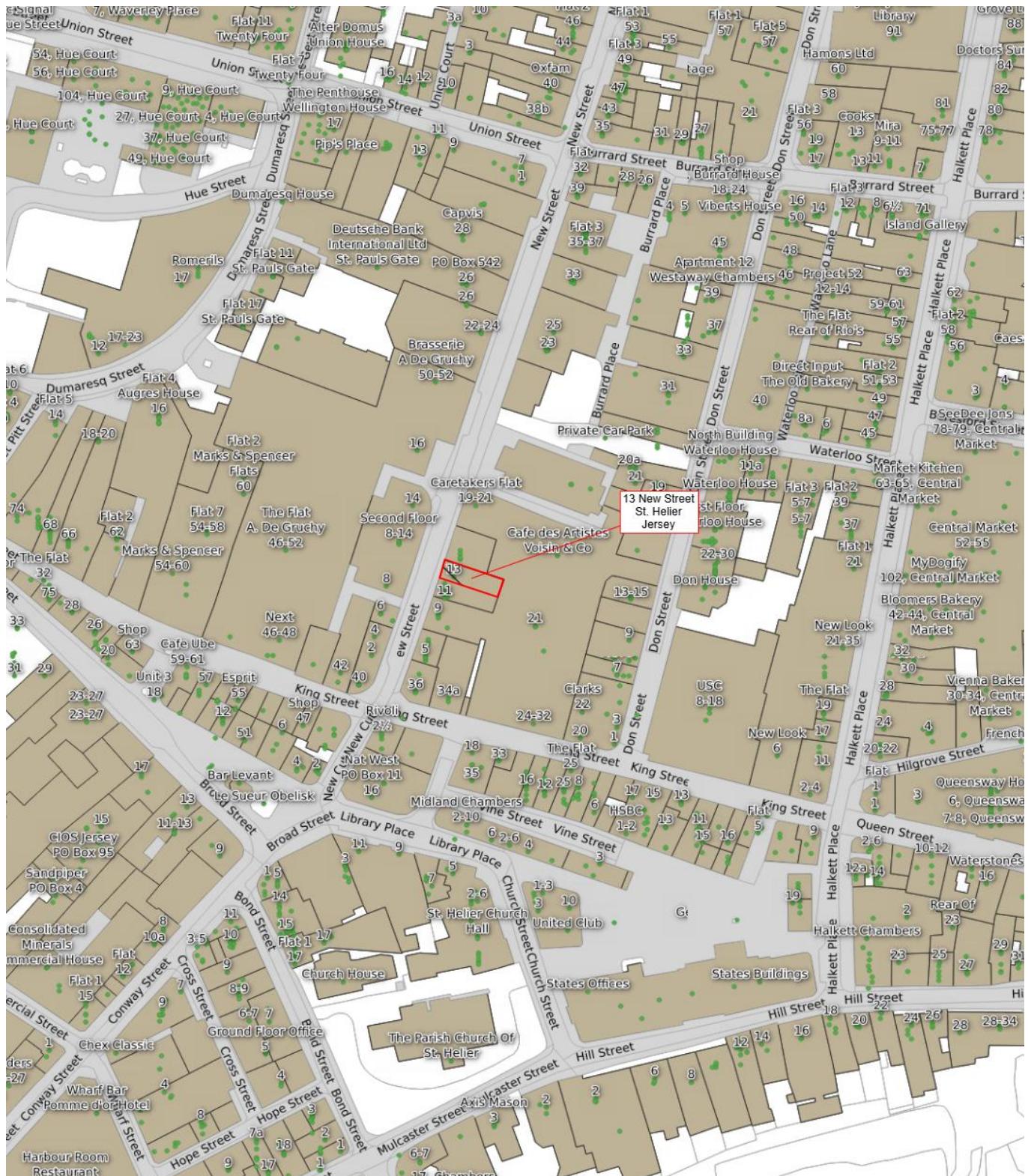
**Sarre & Company  
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Jersey  
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Whilst we believe these particulars to be correct no responsibility can be accepted for any inaccuracy

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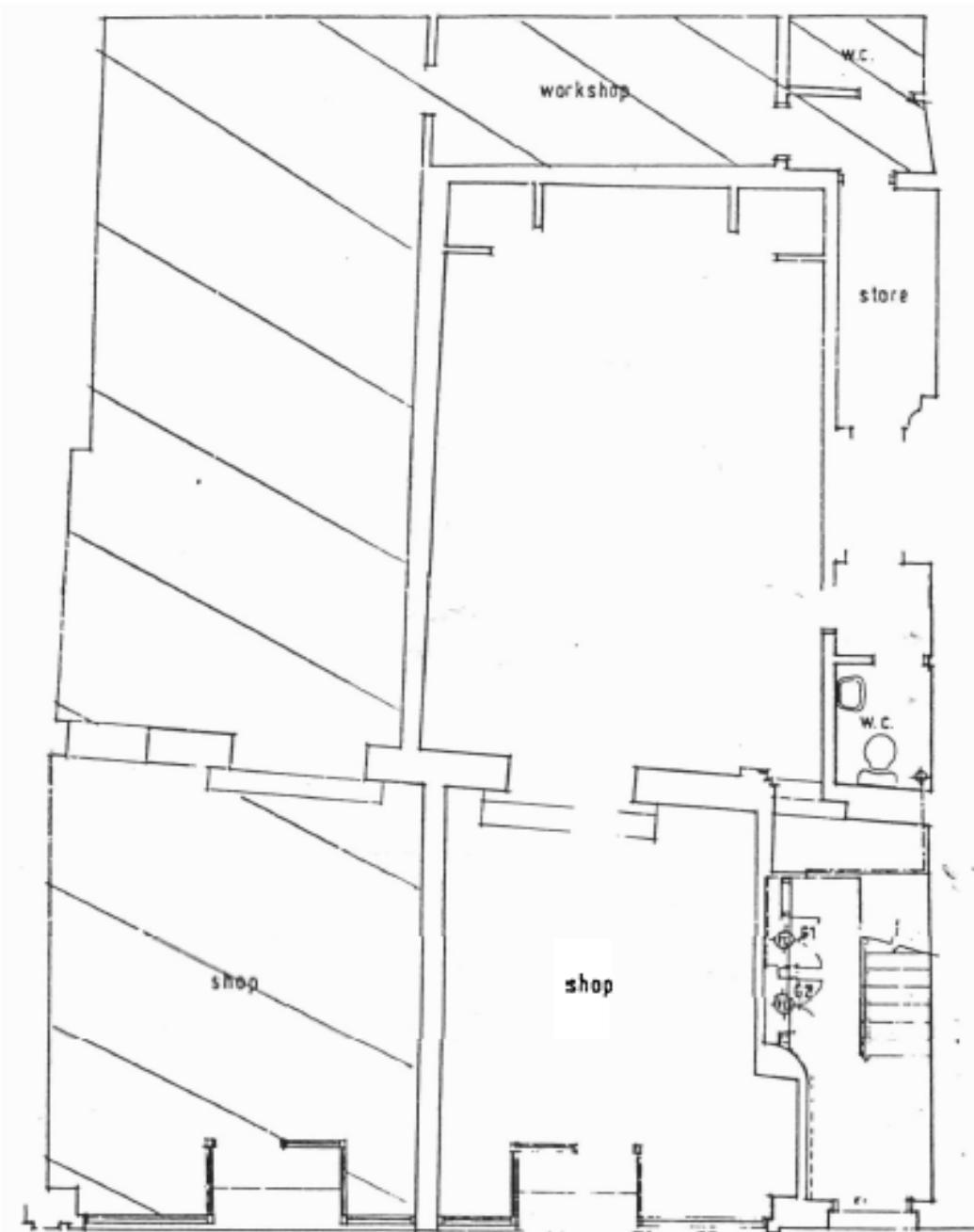
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GROUND FLOOR LAYOUT

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