

COMMERCIAL PROPERTY RETAIL OPPORTUNITY



Sarre & Company
CHARTERED SURVEYORS

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

Website: 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	- <u>203</u> 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
16 Gloucester Street
St Helier
Jersey
JE2 3QR**

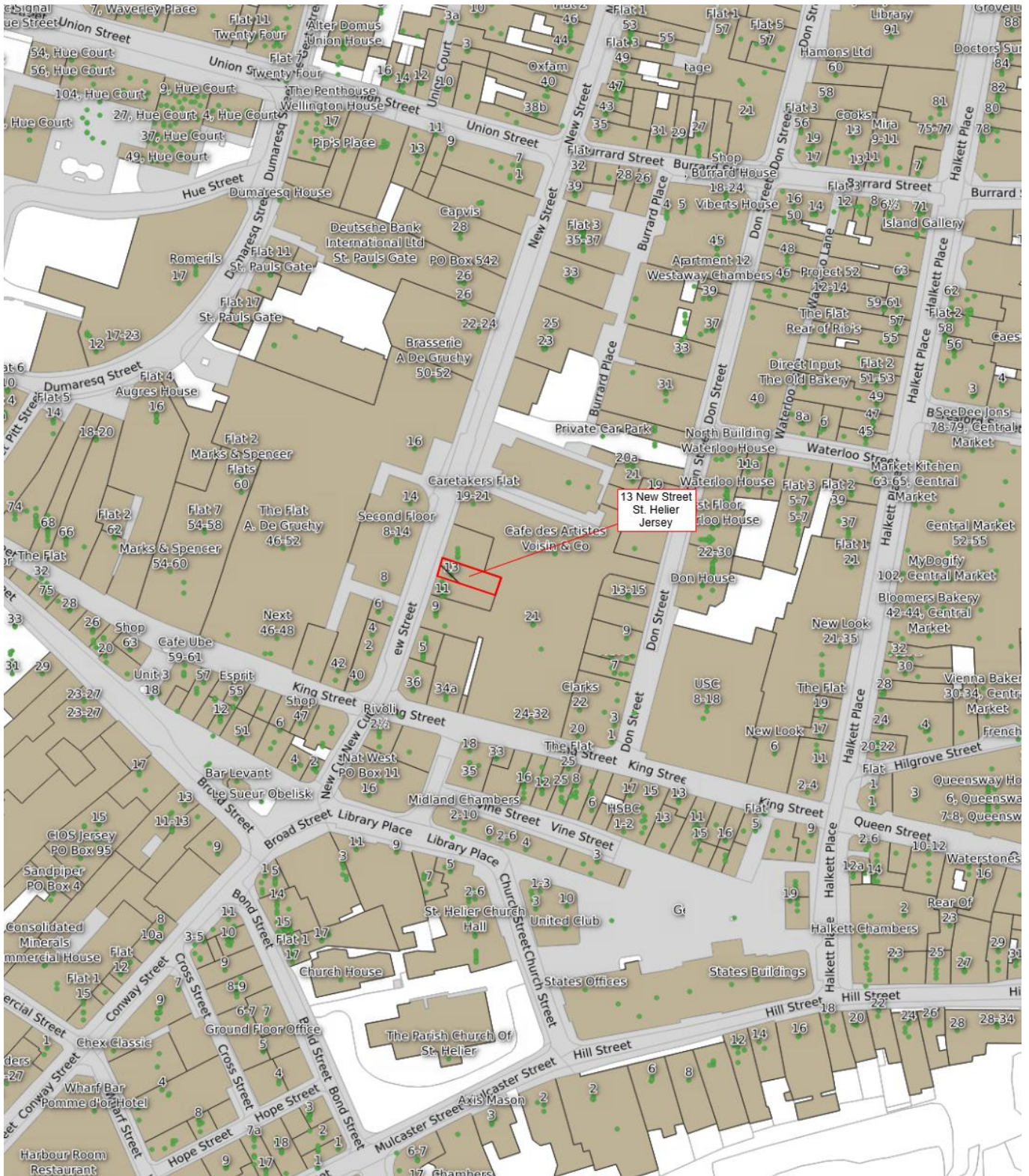
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Whilst we believe these particulars to be correct no responsibility can be accepted for any inaccuracy

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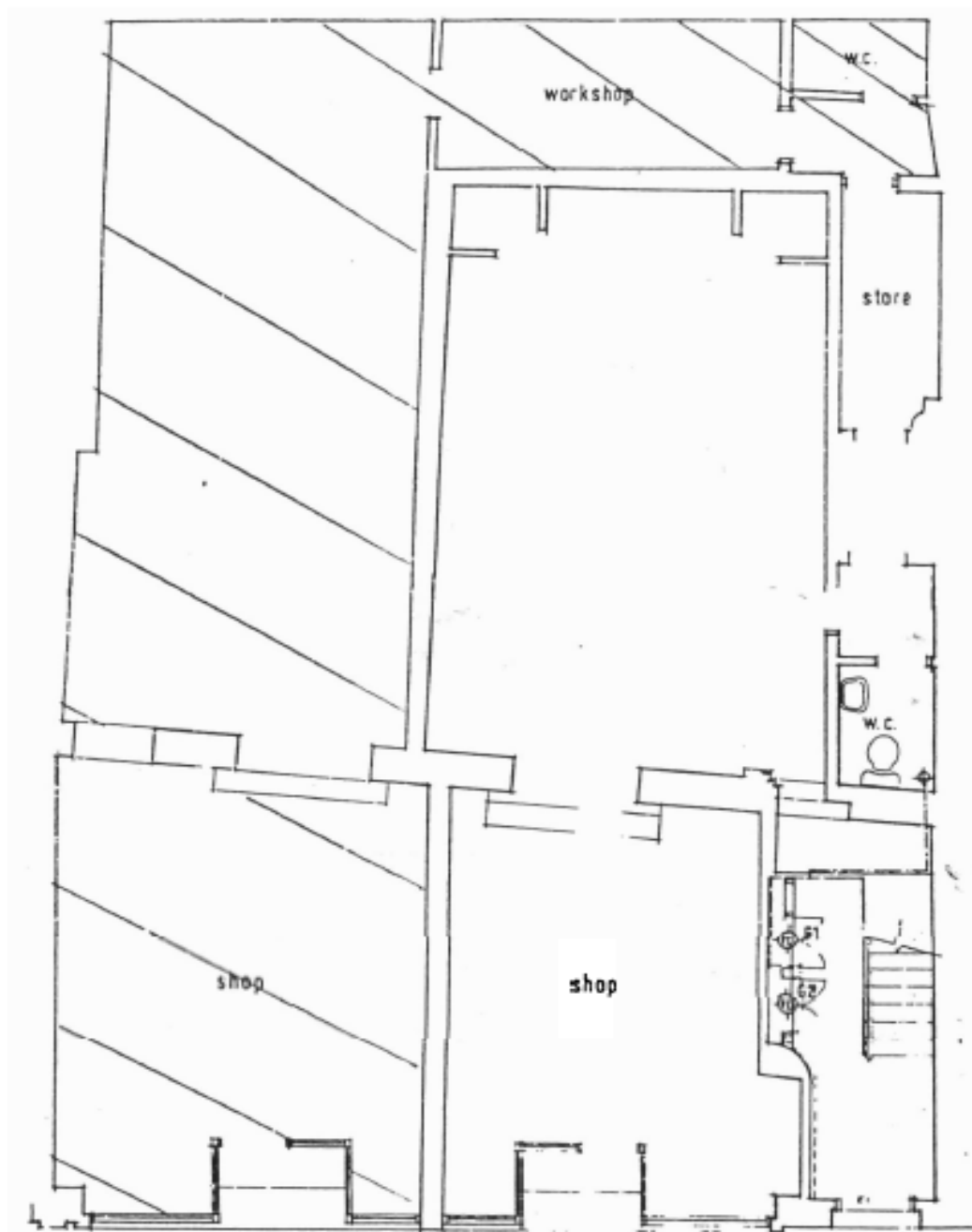
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GROUND FLOOR LAYOUT

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