

COMMERCIAL PROPERTY RETAIL OPPORTUNITY



Sarre & Company
CHARTERED SURVEYORS

PRIME RETAIL UNIT 17 QUEEN STREET ST HELIER JERSEY



TO LET
1,337 SQ.FT.
NEW 9 YEAR LEASE

16 Gloucester Street, St.Helier, Jersey, Channel Islands, JE2 3QR.

Tel: 01534 888848 Fax: 01534 888849

Email: property@sarreandco.com www.sarreandco.com



17 QUEEN STREET ST HELIER

LOCATION

The property is located on Jersey's primary pedestrianised retail high street, within the heart of St Helier's Central Business District.

More specifically, the premises are situated on the North side of Queen Street mid-way between the junctions with Halkett Place and Halkett Street, and benefitting from a good double frontage.

Other nearby occupiers including Waterstones, Jersey Telecom, Vision Express, Hotel Chocolat and Costa Coffee to name but a few.

We attach a location plan for reference purposes.

DESCRIPTION

The property is a four-storey purpose built commercial building in good order throughout.

The building provides for open plan retail accommodation on ground floor with generous basement storage/ancillary space and WC.

ACCOMMODATION

The approximate Net Internal Areas of the space are as follows:

Basement	Store/Teapoint	584 sq.ft.
	Store	25 sq.ft.
	WC	17 sq.ft.
	Lobby	29 sq.ft.
Ground Floor	Retail	619 sq.ft.
	Office	53 sq.ft.
	Lobby	10 sq.ft.
Total		1,337 sq.ft.

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TENURE

The premises are available from mid-September 2025 on a 9 year fully repairing and insuring style lease, subject to three yearly rent reviews to Jersey Cost of Living.

RENTAL

£70,000 per annum

LEGAL COSTS

Each Party to bear their own legal costs.

VIEWING

By contacting the vendor's sole agent:

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

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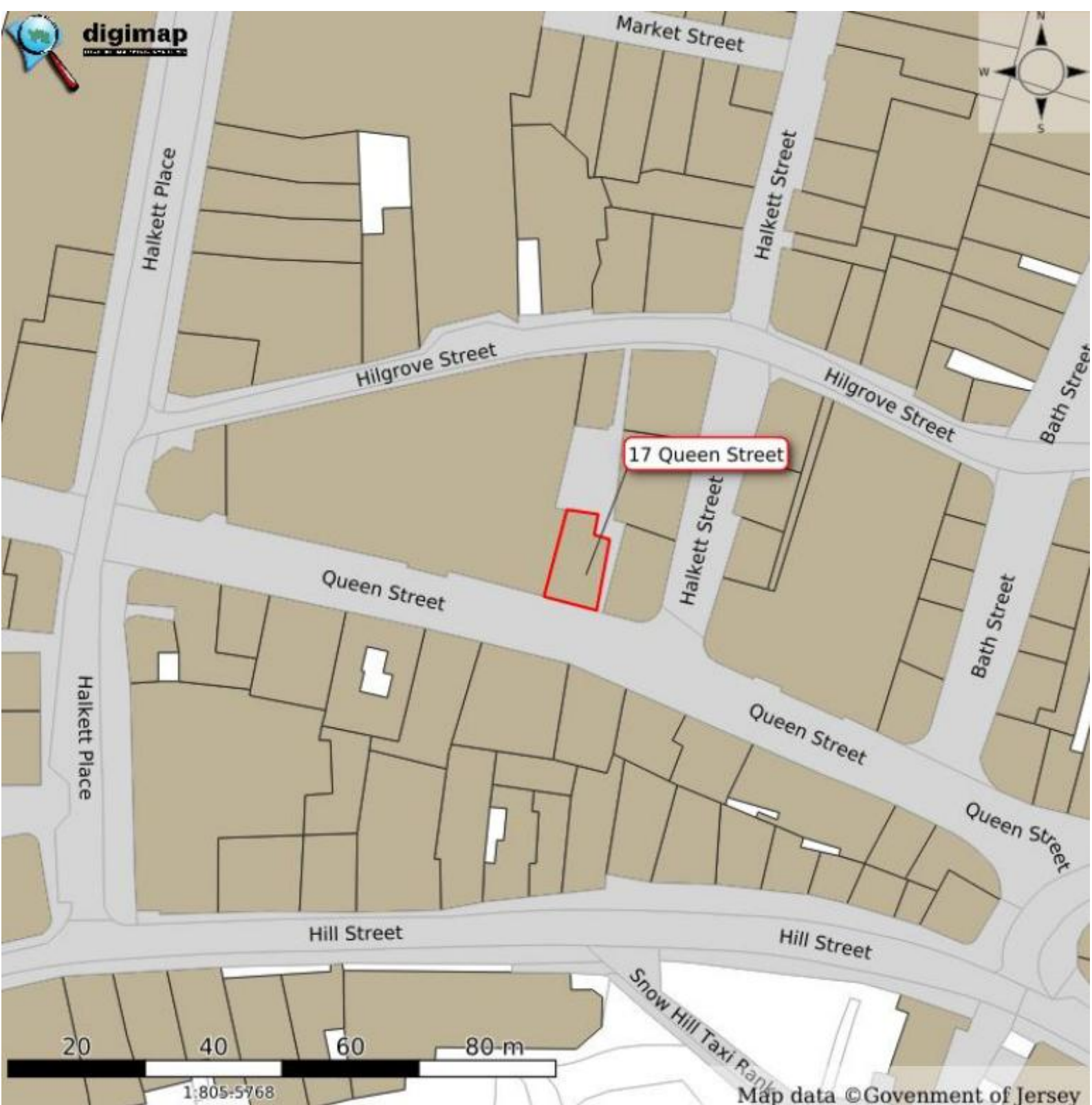
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WHILST WE BELIEVE THESE PARTICULARS TO BE CORRECT NO RESPONSIBILITY CAN BE ACCEPTED FOR ANY INACCURACY

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