

COMMERCIAL PROPERTY RETAIL OPPORTUNITY



Sarre & Company
CHARTERED SURVEYORS

AAA PRIME RETAIL UNIT 19 KING STREET ST HELIER JERSEY



TO LET

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

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19 KING STREET ST HELIER

LOCATION

The property is located on the Southern side of the prime retailing, pedestrianised precinct, namely King Street.

More specifically, the property is situated opposite Flannels and Sports Direct, with nearby occupiers including Voisins Department Store, HSBC, Hettich, Fotosound, Pandora, Shoezone, Accessorize and Monsoon, to name but a few.

We attach a location plan for reference purposes.

DESCRIPTION

The property comprises a four storey mid-terrace building providing good quality efficient retail space on the ground floor, with storage and staff facilities on the upper floors.

The property also benefits from a return frontage onto Vine Street, which provides suitable delivery access away from King Street itself.

ACCOMMODATION

The accommodation and approximate Net Internal Areas are as follows:

Ground Floor Retail	982 sq.ft. (ITZA 776.5 sq.ft.)
First Floor Storage	637 sq.ft.
Second Floor Storage and Staff Facilities	650 sq.ft.
Third Floor Storage (above 5 ft. headroom)	477 sq.ft.
Maximum Shop Width	20 ft.
Maximum Shop Depth	63 ft.

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TENURE

The premises are available by way of a new 9-year internal repairing lease, with the Lessee being responsible for all rates, both Foncier and Occupier, building insurance and keeping of both shop fronts in good order. Rent reviews are 3 yearly in line with JCOL.

The Landlord is responsible for keeping the building in good structural order and wind and watertight throughout the duration of the tenancy.

RENTAL

Asking rental £95,000 per annum. The asking rental equates to an approximate Zone A rate of only £105 per sq.ft.

OCCUPATION

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

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VIEWING

For further information or to view please contact the Vendor'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**

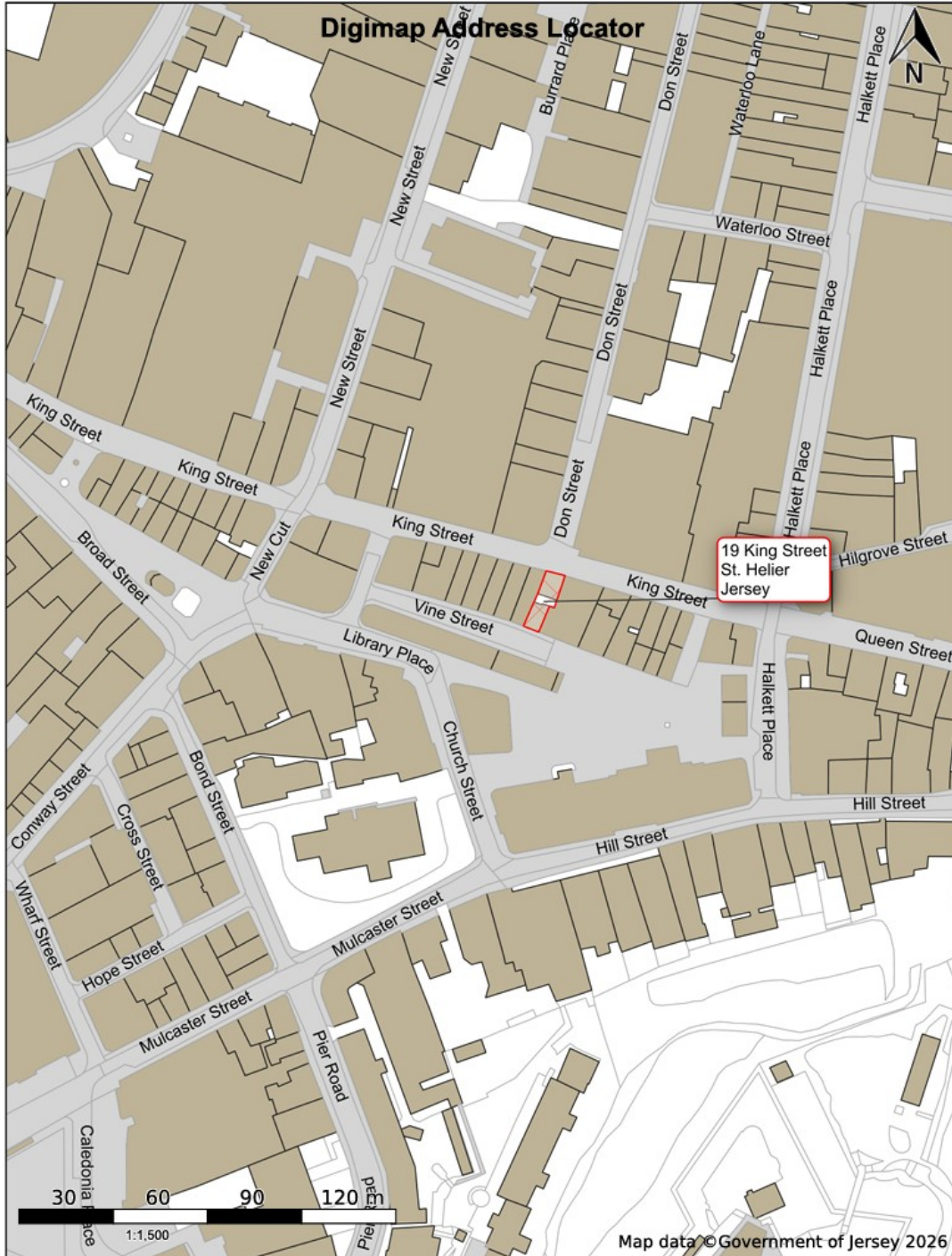
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WHILST WE BELIEVE THESE PARTICULARS TO BE CORRECT NO RESPONSIBILITY CAN BE ACCEPTED FOR ANY INACCURACY

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