

Commercial Property Office Opportunity



Sarre & Company
CHARTERED SURVEYORS

OFFICES/MEDICAL SUITE WITH RESIDENTIAL UNIT AND GARAGE/STORAGE PREMISES 21 SEALE STREET ST HELIER



TO LET ON A NEW LEASE

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



21 Seale Street St Helier

LOCATION

The premises are situated in the heart of St Helier's Central Business District, within close proximity to the prime office areas along the Esplanade, and the primary retailing precinct, namely King Street.

More specifically, the property is situated on the Eastern side of Seale Street, close to the junction with Seaton Place.

We attach a site plan and location plan for reference purposes.

DESCRIPTION

The property is a purpose built 3 storey building providing a reception/small office, WC and shower facilities, garage and storage at ground floor level, a first floor open plan suite of offices with WC facilities and a studio apartment with a balcony at second floor level.

ACCOMMODATION

Grd Floor	Reception/Small Office with Garage/Storage	363 sq.ft.
1 st Floor	Office/Medical Unit	530 sq.ft.
2 nd Floor	Studio Apartment + balcony	436 sq.ft.

TENURE

The premises are available by way of a new 9 year fully repairing and insuring style lease for a duration of up to 9 years, subject to 3 yearly rent reviews in line with Jersey Cost of Living.

ASKING RENTAL

£30,000 per annum.

21 Seale Street St Helier

OCCUPATION

Available from 8th December 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.

VIEWING

By contacting the vendor's sole agent:

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

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St Helier
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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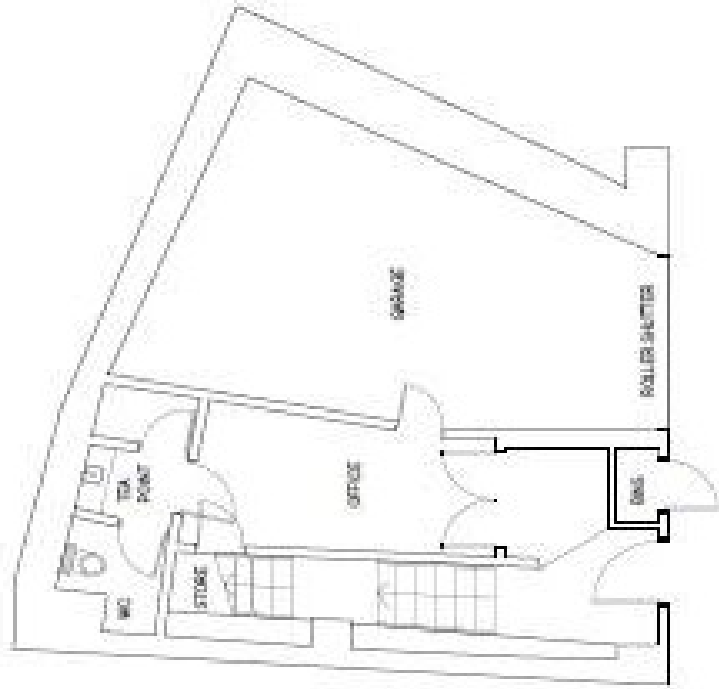


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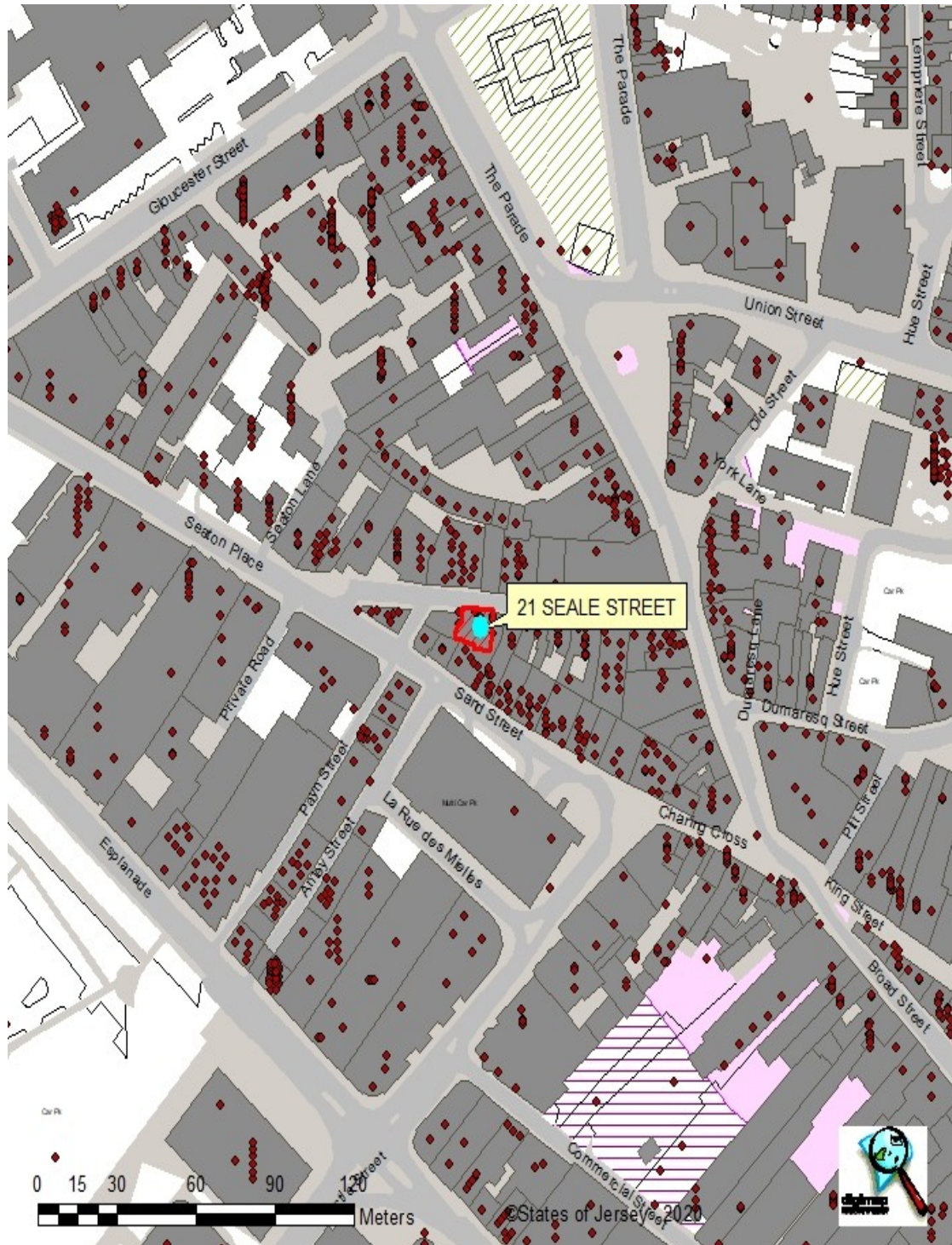
NOTES
1. THIS DRAWING IS A PRELIMINARY DESIGN
2. IT IS SUBJECT TO THE APPROVAL OF THE
3. LOCAL AUTHORITY AND THE BUILDING
4. OFFICE
5. THE DRAWING IS NOT TO BE USED FOR
6. CONSTRUCTION WITHOUT THE WRITTEN
7. PERMISSION OF THE ARCHITECT
8. THE DRAWING IS NOT TO BE USED FOR
9. ANY OTHER PURPOSE WITHOUT THE
10. WRITTEN PERMISSION OF THE ARCHITECT

Rev	Description	Drawn	Check	Date
P1	Planning Application	LA	MC	18/02/2021

Client:	Jersey Laser Centre
Project:	21 Scale Street, St Helier, Jersey
Drawing Title:	Building Ground And First Floor Plan

AXIS MASON		Jersey Laser Centre, 21 Scale Street, St Helier, Jersey, JF1 1BB 01534 811111 01534 811112 01534 811113 01534 811114 01534 811115	
Scale @ A3:	1:100	Drawn:	MARCH 2021
Project:	MC	Issue:	P1 (PLANNING)
Coordinator:		Station:	
Job No:	4719	Drawing No:	100
		Revision:	P1

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