

COMMERCIAL PROPERTY OFFICE/RETAIL OPPORTUNITY



Sarre & Company
CHARTERED SURVEYORS

**WELL LOCATED OFFICE/
CAFÉ/RETAIL PREMISES
23 SEALE STREET
ST HELIER
JERSEY**



**APPROXIMATE AREAS
GROUND FLOOR – 730 SQ.FT.
FIRST FLOOR – 684 SQ.FT.**

**AVAILABLE TO LET OR
POTENTIALLY FOR SALE**



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



23 SEALE STREET ST HELIER

LOCATION

The property is located in the heart of Jersey's Financial and Central Business District, being just a couple of minutes' walk from the prime office areas fronting the Esplanade and prime retail pedestrianised precinct of King Street.

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

DESCRIPTION

The property is a self-contained two storey commercial building benefitting from a prominent ground floor corner entrance fronting both Seale Street and the cut through to Sand Street. The premises provide a relatively open plan style arrangement at ground floor level, with similar at first floor.

ACCOMMODATION

Ground Floor	730 sq.ft.
First Floor	<u>684 sq.ft.</u>
Total	1,414 sq.ft.

TENURE

The premises are available on an effectively fully repairing and insuring lease. Rent reviews are to be 3 yearly in an upwards direction to Jersey Cost of Living only.

Alternatively the premises are potentially available to purchase freehold with vacant possession on the expiry of the current Lease 24th June 2027.

ASKING RENTAL/PRICE

Rental	-	£38,500 per annum.
Sale Price	-	On application

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OCCUPATION

By Negotiation.

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**

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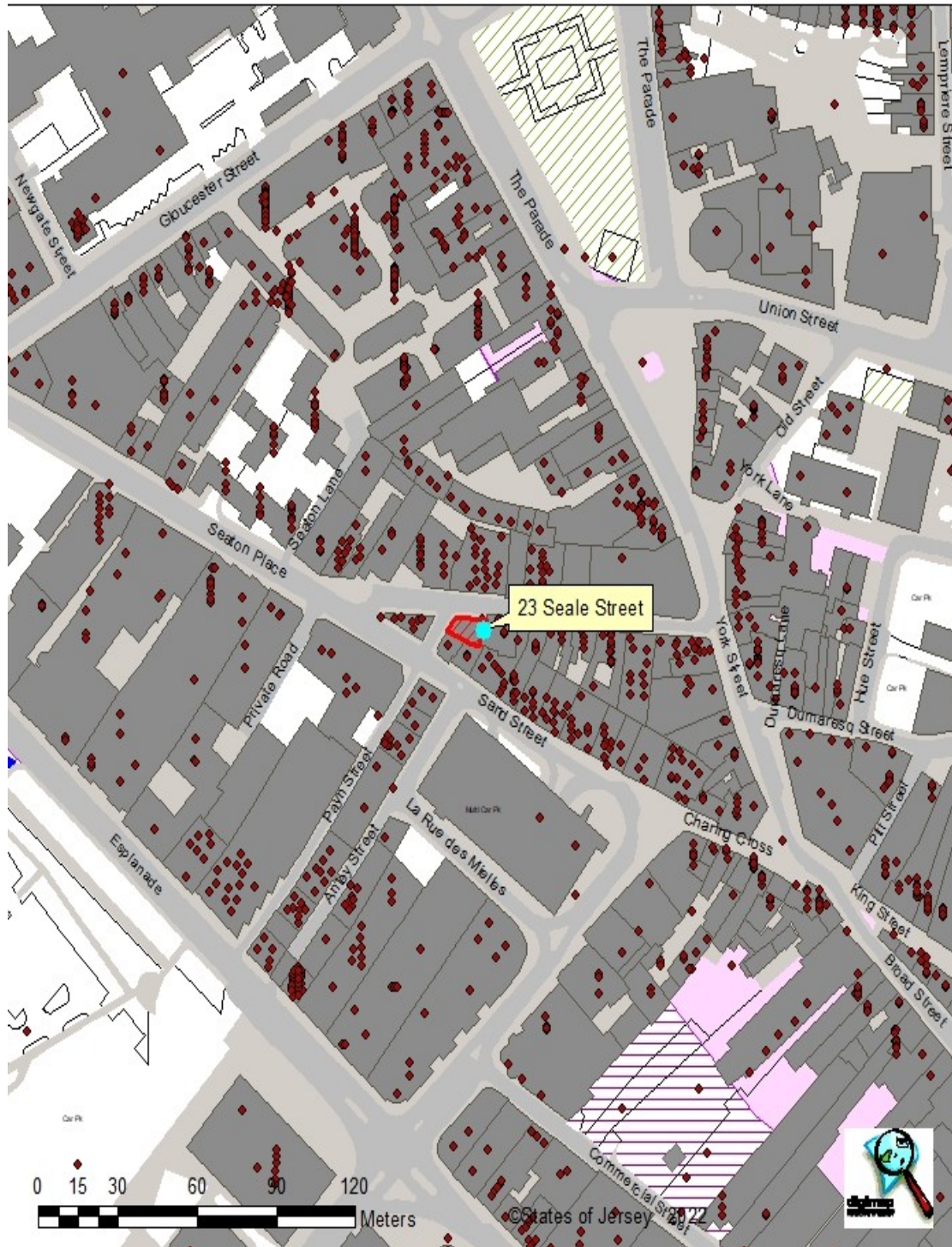
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WHILST WE BELIEVE THESE PARTICULARS TO BE CORRECT NO RESPONSIBILITY CAN BE ACCEPTED FOR ANY INACCURACY

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