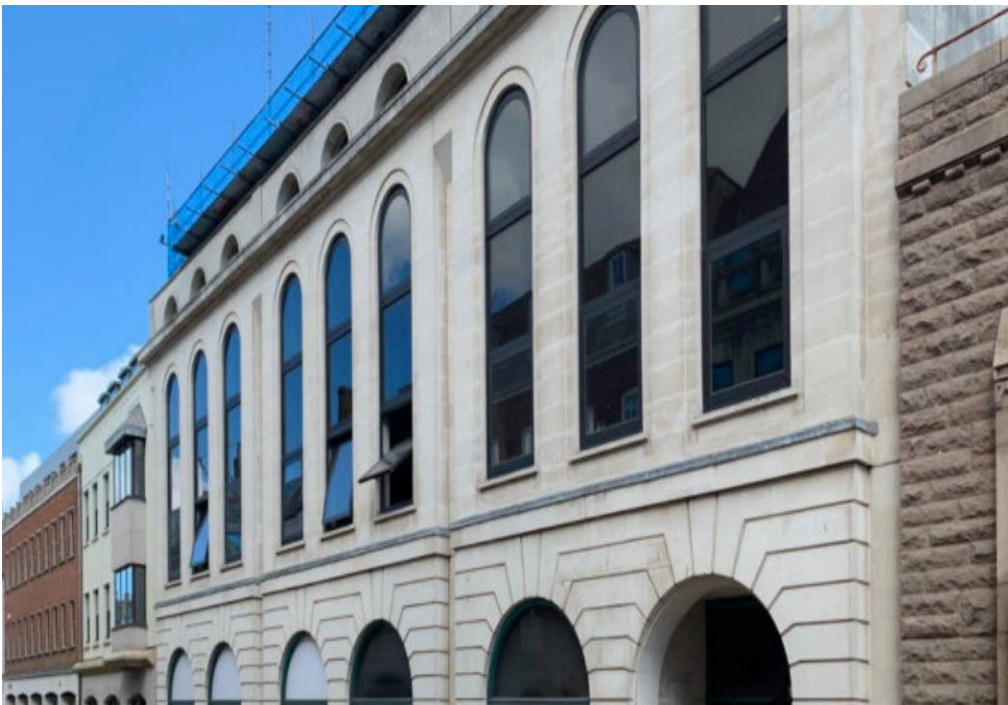


COMMERCIAL PROPERTY OPPORTUNITY



Sarre & Company
CHARTERED SURVEYORS

BASEMENT STORAGE & PARKING 25 NEW STREET ST HELIER



FOR SALE FLYING FREEHOLD



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



BASEMENT STORAGE 25 NEW STREET ST HELIER

LOCATION

The premises are conveniently located on New Street close to the St Paul's Gate development, thus within the commercial centre of St Helier and a short distance from King Street.

The immediate surrounding area incorporates an established mix of financial and legal orientated entities such as Deutsche Bank, Jersey Water, Vistra and Bedell and Cristin.

A mix of catering/shopping outlets can be found within the immediate vicinity such as Mange Tout, RFresh and De Gruchy department store and brasserie.

A location plan is attached for reference purposes.

DESCRIPTION

The property which was formerly a bank vault has been refurbished to provide a unique storage/archive space and benefits from the following:

- 600kg hydraulic lift
- CCTV system
- Fob access entry system
- Fire alarm system
- WC facilities
- Large parking space and loading bay

ACCOMMODATION

The approximate Net Internal Area of the of the basement is 4,500 sq.ft.

TENURE

The flying freehold of the property is available with vacant possession.

BASEMENT STORAGE 25 NEW STREET ST HELIER

ASKING PRICE

£500,000

OCCUPATION

Immediately upon completion of legal formalities.

LEGAL COSTS

Each Party to bear their own legal costs.

VIEWING

By contacting the vendor's sole agent:

**Simon Gale LLB Hons AssocRICS, Alistair Sarre BSc MRICS
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

BASEMENT STORAGE

25 NEW STREET

ST HELIER



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Architectural floor plan of a building with various rooms and corridors. The plan includes dimensions, room names, and annotations for ceiling voids and fire doors. Key areas include Room 1 (84.3m²), Room 2 (17.9m²), Room 3 (47.1m²), Room 4 (15.5m²), Room 5 (8.3m²), Room 6 (10.5m²), and several existing plant rooms and stairs. Annotations include '300 in ceiling void', '100 in ceiling void', and '100 in ceiling void'. Fire doors are marked with 'FD30s'.

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BASEMENT STORAGE 25 NEW STREET ST HELIER



Digimap Address Locator



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