PRIME RETAIL & RESIDENTIAL OPPORTUNITY

Sarre & Company
CHARTERED SURVEYORS

3 KING STREET
ST HELIER
JERSEY

RETAIL – 890 SQ.FT.
2 BED APARTMENT

TO LET
£45,000 PA

16 Gloucester Street, St.Helier, Jersey, Channel Islands, JE2 3QR
Tel: 01534 888848 Fax: 01534 888849
Email: property@sarreandco,com www.sarreandco.com

RICS Regulated by RICS
The Property Ombudsman

3 KING STREET
ST HELIER

LOCATION

3 King Street occupies a prime position on St Helier's premier pedestrianised retail thoroughfare and the entrance to Royal Square. King Street is the island's main shopping destination, home to a mix of high street brands, local retailers, and quality independents.

The property is situated in a high footfall area, benefiting from strong visibility and constant passing trade throughout the day. Nearby occupiers include Hettich, New Look, Flannels, Pandora, Goldsmiths and many other national and local retailers.

The location also offers convenient access to public car parking at Sand Street and Minden Place, both within easy walking distance, and is well served by public transport links.

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

DESCRIPTION

3 King Street is a landmark corner building which is full of character and history. It has recently undergone a complete renovation and update both internally and externally to blend modern design with its heritage features.

The internal accommodation provides ground floor shop, a dry storage basement and at first floor further retail / ancillary space including an office.

A unique spiral staircase winds up through the building to a 2-bedroom apartment spread over three floors with a recently renovated kitchen, bathroom, heating and plumbing. The apartment has "Licensed" status.

At roof level a secluded terrace provides a hidden oasis with views over the Royal Square, King Street and Queen Street.

Works to all floors have been completed to an exceptionally high-standard, utilising high-quality materials and maintaining the historic integrity of the property.

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ACCOMMODATION

The Property has been measured in accordance with the RICS Code of Measuring Practice, and the Net Internal Area is as follows:

Basement	Storage	204 Sq.ft.
Ground	Retail	291 Sq.ft.
First	Retail / Office	250 Sq.ft.
Second	Residential	280 Sq.ft.
Third	Residential	279 Sq.ft.
Fourth	Residential	255 Sq.ft.
	Total Retail	745 Sq.ft.
	Total Residential	814 Sq.ft. (excluding roof terrace)

TENURE

The premises are available on a new internal repairing style lease with the landlord being responsible for keeping the overriding structure in good order and wind and watertight.

The tenant will be responsible for paying a fair proportion of the building insurance together with the Occupier & Foncier rates on demand and to keep the interior of the property in good and substantial repair and decoration, along with the shop front.

ASKING RENTAL

£45,000 per annum (exclusive of GST, rates & insurance).

OCCUPATION

Upon completion of lease.

LEGAL COSTS

Each Party to bear their own legal costs.

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COVENANT STRENGTH

In line with normal market practice a suitable covenant or guarantee will be required by the lessor.

VIEWING

By contacting the lessor's sole agent:

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

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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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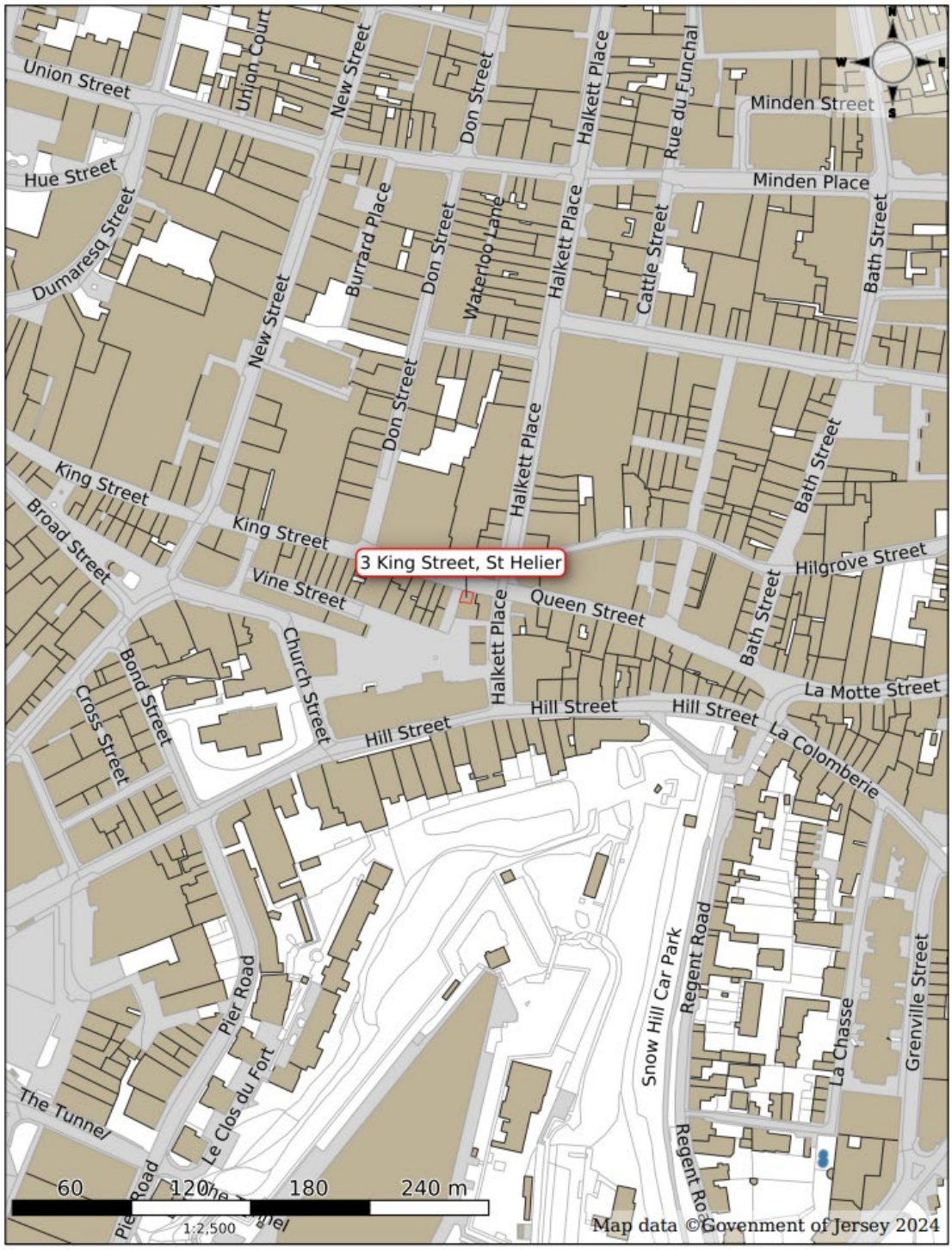
Digimap Address Locator



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