

COMMERCIAL PROPERTY RETAIL OPPORTUNITY



PRIME RETAIL UNIT 5 CHARING CROSS ST HELIER JERSEY



**RETAIL – 1,862 SQ.FT.
STORAGE – 1,471 SQ.FT.
TO LET**

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



5 CHARING CROSS ST HELIER

LOCATION

The property is located in the heart of St Helier's retail area.

More specifically, the premises are situated on the South side of Charing Cross, which is the principal throughfare from the Finance Centre through to the prime retailing pedestrianised street of King Street.

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

DESCRIPTION

The premises provide a good-sized retail unit at ground floor level with storage above.

We attach a floor plan of the ground floor retail unit and first floor storage, for reference purposes.

ACCOMMODATION

Ground Floor	Retail	1,862 sq.ft.
First Floor	Storage	535 sq.ft.
Second Floor	Storage	936 sq.ft

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 and Foncier rates on demand and is to keep the interior of the property in good and substantial repair and decoration, along with the shop front.

5 CHARING CROSS ST HELIER

ASKING RENTAL

£65,000 per annum.

OCCUPATION

January 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**

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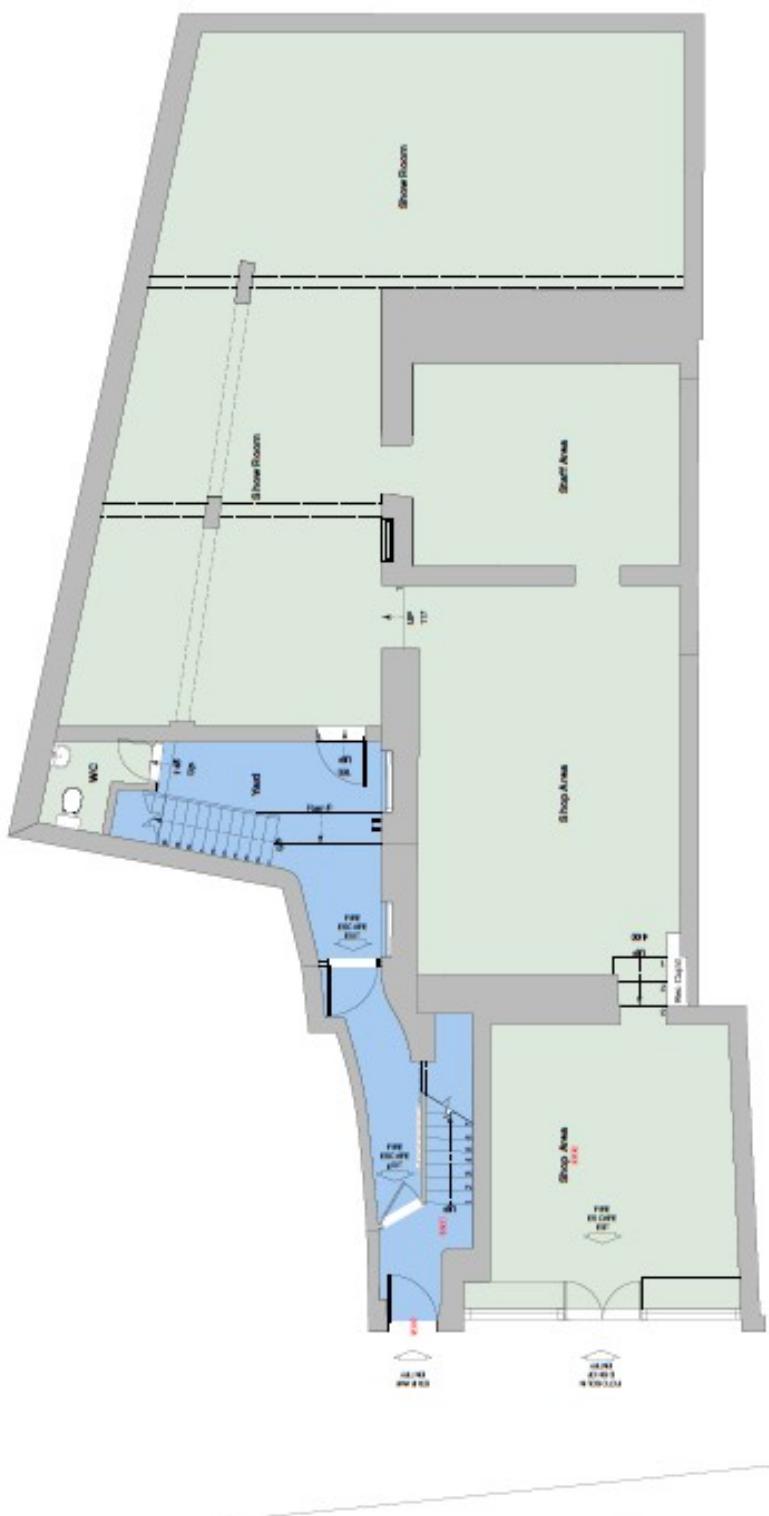
WHILST WE BELIEVE THESE PARTICULARS TO BE CORRECT NO RESPONSIBILITY CAN BE ACCEPTED FOR ANY INACCURACY



Commercial
173 m²

Residential

Communal
24 m2



Charing Cross

GENERAL ARRANGEMENT PLAN
Ground Floor - GA - As Existing
Scale 1:50 @ A1 / 1:100 @ A3

Scale 1:50 @ A1 / 1:100 @ A3

3m 2m 1m 4m 5m

Areas measured to walls
please note many walls
have been lined or boxed out

the chief distinguishing and distinguishing qualities of steam engines, to which we can see a striking contrast to the mechanical qualities of most vehicles. If anything can distinguish an omnibus from a steam engine, it is the want of mechanical power.

NOTE:
Drawings to be read in conjunction with the
asleep Approved Drawing Set. See section on
Document ref-1071-Specs-02.
It is the contractor's responsibility to ensure that
both documents are obtained from the designer.

partnership

Project Title	Project	Role	Starting Date	Ending Date
Project 25	Project	Role	2010-01-01	2010-03-31



Commercial
108 m²

Residential

Communal
48 m²



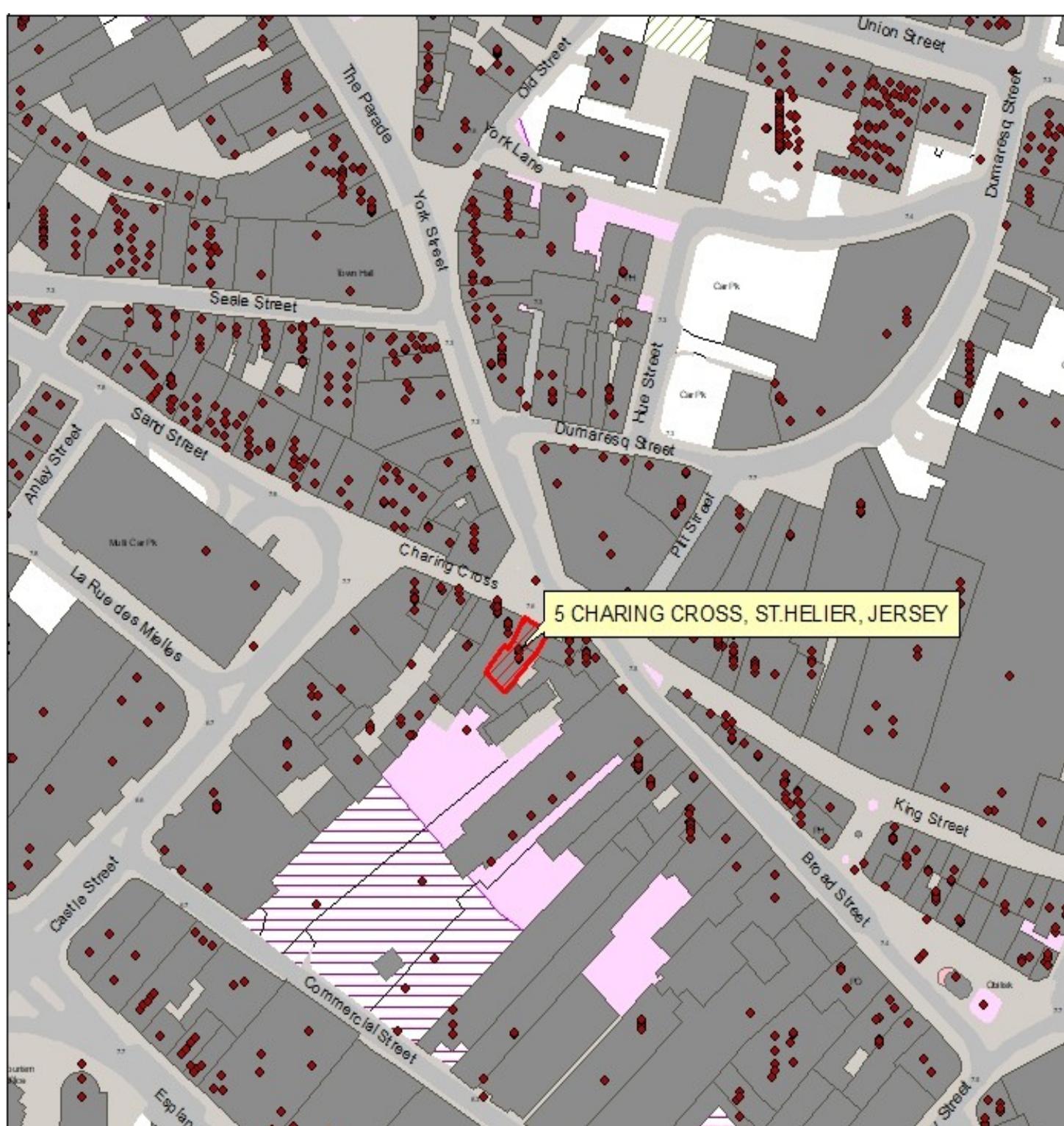
GENERAL ARRANGEMENT PLAN
First Floor Rear Block - GA - As Existing
Scale 1:50 @ A1 / 1:100 @ A3

NOTE: Drawing to be read in conjunction with the accompanying report (B-105-001) dated on 10/10/00. The connections shown below to indicate other locations in the documents are to be read from the designation in the document.

PRINT-ON-DEMAND IN BOOKS

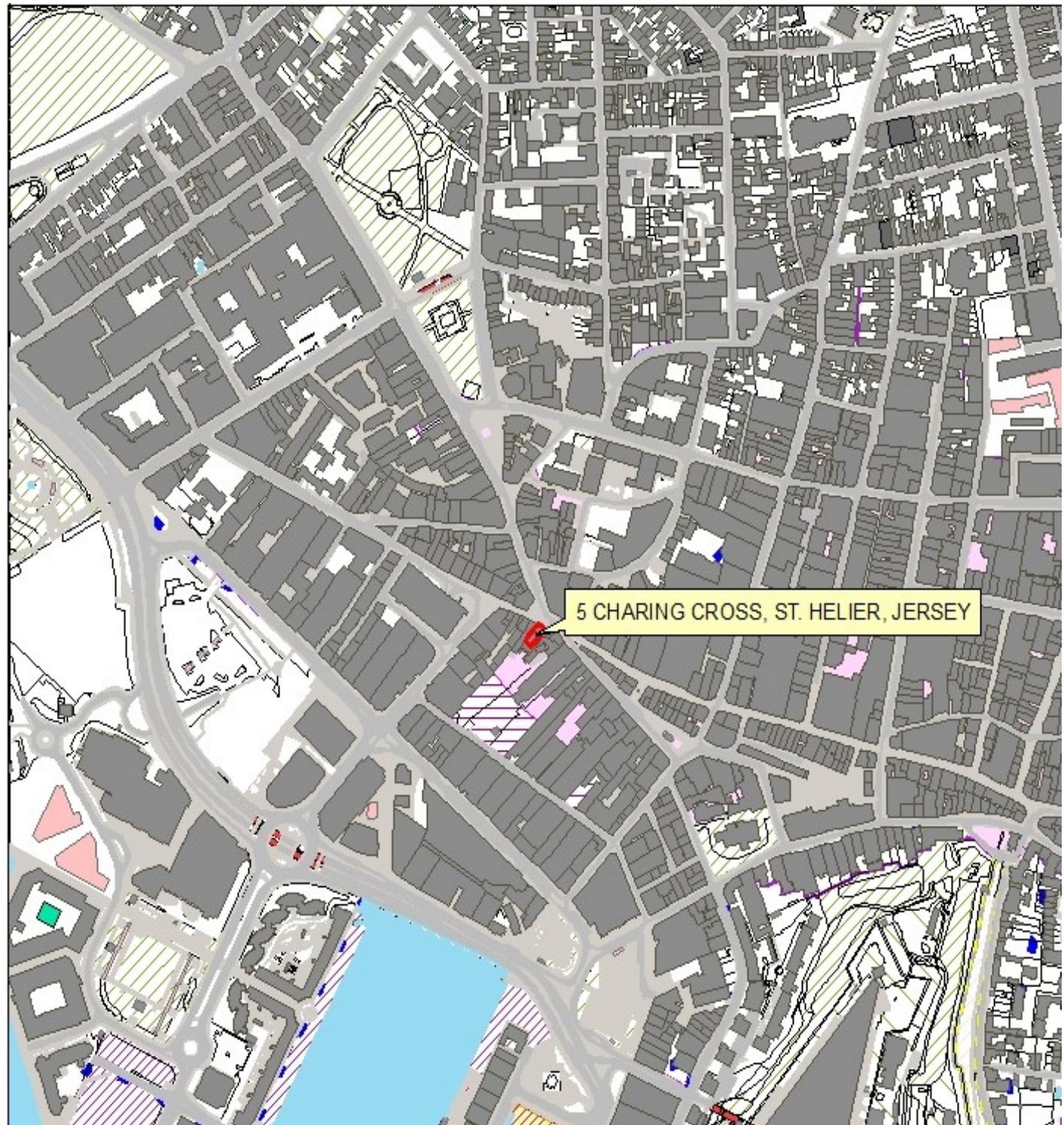
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