COMMERCIAL PROPERTY
RETAIL OPPORTUNITY

Sarre & Company
CHARTERED SURVEYORS

AAA PRIME RETAIL UNIT
ST HELIER
JERSEY



1,625 SQ.FT.
+ 2 PARKING SPACES
TO LET

RICS Regulated by RICS

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

The Property Ombudsman

68 KING STREET
ST HELIER

LOCATION

The property is located on the Northern side of St. Helier's principal retailing precinct, namely King Street. More specifically, the property is situated on the AAA prime section of King Street precinct itself, close to Charing Cross, with nearby occupiers including Boots, Superdrug, Benetton, Fat Face and Marks and Spencer, to name but a few.

We attach a location plan for reference purposes with the AAA pedestrianised retailing precinct, highlighted in yellow.

DESCRIPTION

The property consists of a four storey mid-terraced building providing excellent retail space on the ground floor, with storage, parking and access for deliveries to the rear, from Dumaresq Street.

ACCOMMODATION

RETAIL

The approximate floor areas are as follows:

Retail	
Zone A	529 sq.ft.
Zone B	490 sq.ft.
Zone C	76 sq.ft.
Total	1,095 sq.ft.
Store	450 sq.ft.
Kitchen	80 sq.ft.
Exterior:	
Parking	1 space
Restricted	1 space

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TENURE

The unit is available in early 2027 as a whole on a new 9 year lease, based on fully repairing and insuring terms by way of a managed service charge, with 3 yearly rent reviews in line with Jersey Cost of Living only.

ASKING RENTAL

£95,000 pa.

LEGAL COSTS

Each Party to bear their own legal costs.

COVENANT STRENGTH AND DUE DILIGENCE

The Lessee will be required to satisfy the Landlord of their covenant strength and to produce the usual Due Diligence information on request.

VIEWING

By contacting the vendor's sole agent:

Alistair M Sarre BSc MRICS, Simon Gale LLB Hons AssocRICS,
Reece Sarre or Freddie Pollard BSc (Hons)

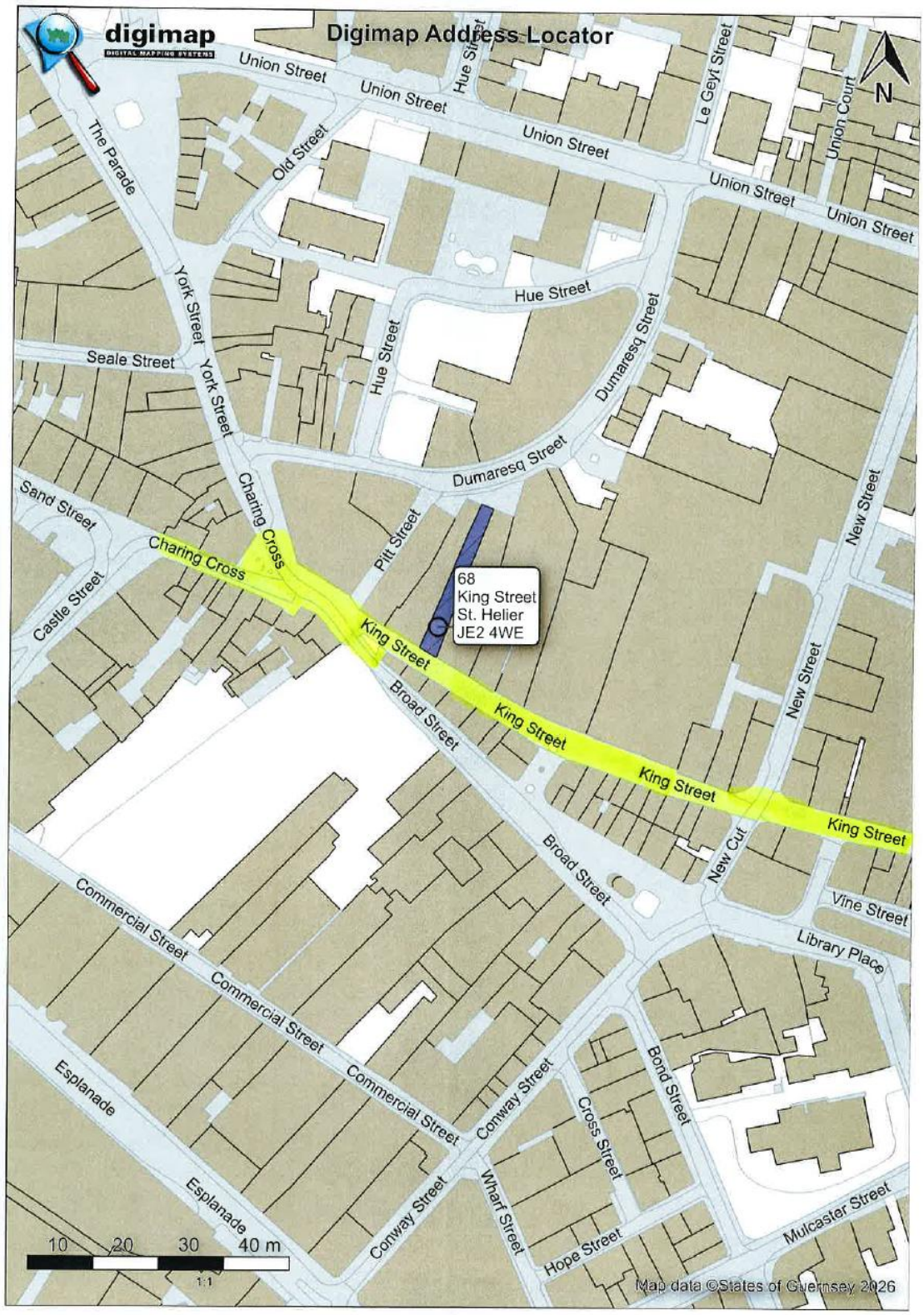
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WHILST WE BELIEVE THESE PARTICULARS TO BE CORRECT NO RESPONSIBILITY CAN BE ACCEPTED FOR ANY INACCURACY

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