

COMMERCIAL PROPERTY OFFICE OPPORTUNITY



Sarre & Company
CHARTERED SURVEYORS

GROUND FLOOR OFFICES AND TRAINING ROOMS GERVAIS LE GROS CENTRE LE MONT LES VAUX ST BRELADE



**2,390 SQ.FT.
PLUS PRIVATE PARKING
TO LET**



16 Gloucester Street, St.Helier, Jersey, Channel Islands, JE2 3QR

Tel: 01534 888848 Fax: 01534 888849

Email: property@sarreandco.com www.sarreandco.com



GERVAIS LE GROS CENTRE LE MONT LES VAUX ST BRELADE

LOCATION

The property is located in the picturesque village of St Aubin.

More specifically, the premises are situated on the North side of Le Mont les Vaux, just to the West of St Aubin's centre itself.

We attach a site plan for reference purposes.

DESCRIPTION

The property consists of ground floor premises segregated into a number of open-plan and cellularised rooms, with two separate male and female toilet blocks and two kitchenettes. In addition there is a basement storage area.

The premises were previously used for offices, training and as a Family Nursing centre along with kindergarten groups, so has a variety of potential uses.

ACCOMMODATION

Lobby -	143 sq.ft.
Kitchenette -	31 sq.ft.
Office -	134 sq.ft.
Office -	134 sq.ft.
Office -	113 sq.ft.
Training room -	460 sq.ft.
Training room -	737 sq.ft.
Store -	70 sq.ft.

Lobby -	87 sq.ft.
Kitchenette -	46 sq.ft.
Office -	145 sq.ft.
Basement -	<u>290</u> sq.ft.
Total -	2,390 sq.ft.

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PARKING

To the front of the building there is a private car park suitable for four vehicles with ample space for motor bikes and bicycles.

TENURE

The premises are available by way of an internal repairing and insuring style lease from the Parish of St Brelade.

The Lease will be subject to 3-yearly rent reviews in-line with Jersey Cost of Living, capped at a maximum of 12.5% every 3 years with the Tenant being responsible for the payment of all utilities consumed on site and Occupier Rates.

ASKING RENTAL

£35,000pa

OCCUPATION

Immediately upon completion of legal formalities.

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. The Lessee will be required to produce the usual Due Diligence information.

GERVAIS LE GROS CENTRE LE MONT LES VAUX ST BRELADE

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
St Helier
Jersey
JE2 3QR**

Tel: 01534 888848

E-mail: property@sarreandcompany.co.uk

Website: www.sarreandcompany.co.uk

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

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