COMMERCIAL PROPERTY
RETAIL OPPORTUNITY

Sarre & Company
CHARTERED SURVEYORS

HALKETT STREET/
HILGROVE STREET
ST HELIER



RETAIL SALES 530 SQ.FT
BASEMENT STORAGE 180 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

RICS Regulated by RICS

The Property Ombudsman

HALKETT STREET/ HILGROVE STREET ST HELIER

LOCATION

The property is positioned on a prominent corner with frontages onto Hilgrove Street and the pedestrianised Halkett Street, being also clearly visible from Queen Street.

The premises are situated within close proximity to McDonalds, Alliance Supermarket, Boots and The Central Markets, thereby benefitting from consistent footfall.

We attach a site plan for reference purposes.

DESCRIPTION

The property comprises a corner ground floor retail unit with staircase access to a basement store.

ACCOMMODATION

The approximate floor areas are as follows:

Ground Floor Retail	530 sq.ft
Basement Storage	180 sq.ft

TENURE

The property is available by way of a new 9 year internal repairing lease, subject to three yearly rent reviews in line with JRPI. The tenant will be responsible for 50% of the building insurance, 50% of the external painting, 50% of the water rates, 50% of the fire alarm maintenance and all Parish Rates attributable to the unit.

RENTAL

£30,000 per annum.

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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, Reece Sarre, Freddie Pollard BSc (Hons)

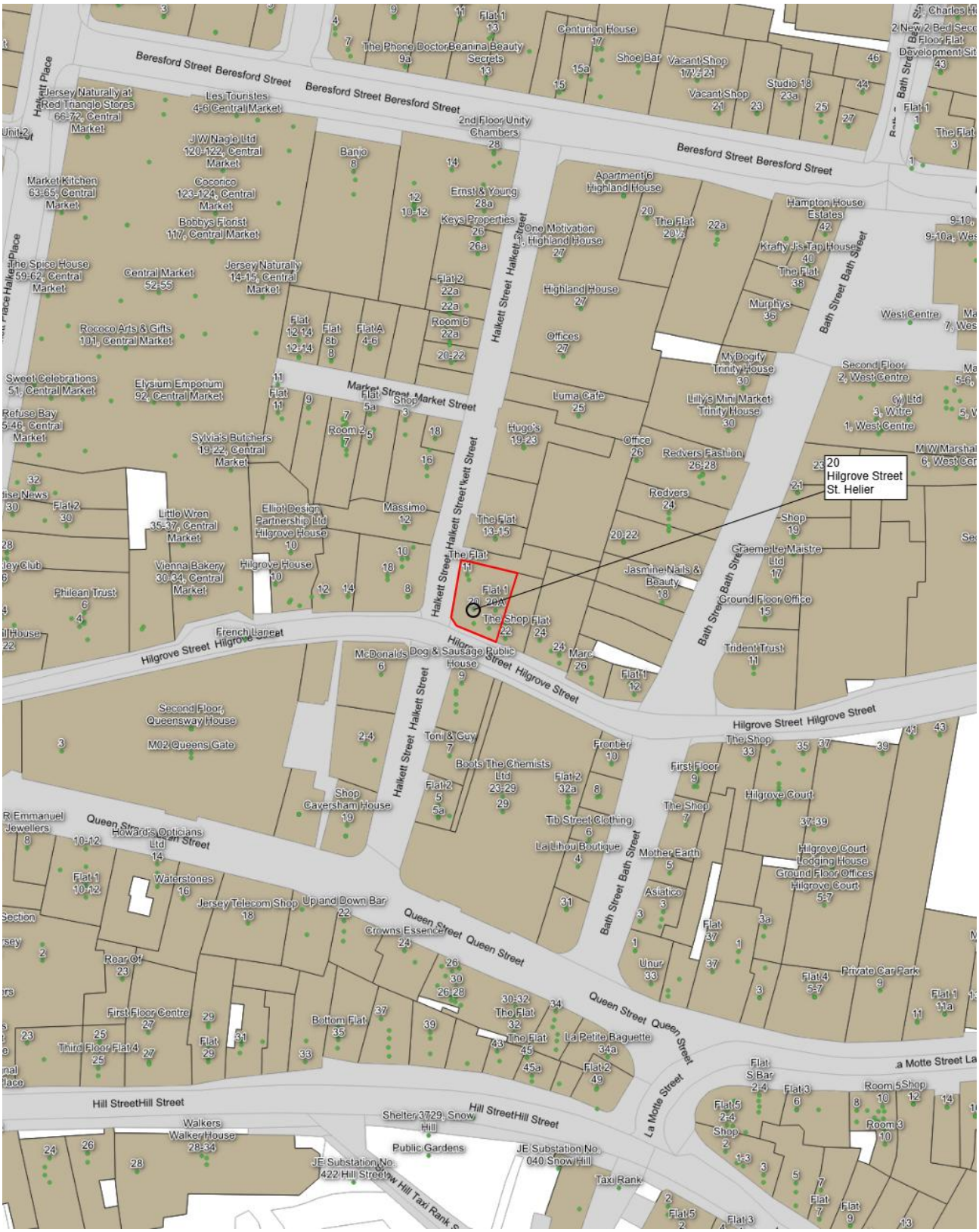
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WHILST WE BELIEVE THESE PARTICULARS TO BE CORRECT NO RESPONSIBILITY CAN BE ACCEPTED FOR ANY INACCURACY

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