

COMMERCIAL PROPERTY RETAIL OPPORTUNITY



Sarre & Company
CHARTERED SURVEYORS

PRIME WATERFRONT RETAIL UNIT UNITS 2 & 3 HORIZON ST HELIER JERSEY



**APPROX 1,016 SQ.FT. - 1,746 SQ.FT.
UPTO 2,762 SQ.FT.**

TO LET OR FOR SALE



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



UNIT 2 & 3 HORIZON LA RUE DE L'ETAU ST HELIER

LOCATION

The property is located next to Elizabeth Marina. More specifically, the premises are situated off Rue De L'Etau. The Radisson Blu Waterfront Hotel, Aqua splash, Castle Quay, Fitness First and Cineworld are all within close proximity.

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 excellent natural light fitted to a shell & core specification with capped off services.

ACCOMMODATION

Unit 2 -	1,016 sq.ft. (GIA)
Unit 3 -	<u>1,746 sq.ft. (GIA)</u>
Total -	2,762 sq.ft. (GIA)

TENURE

The premises are available on a new effectively fully repairing style lease (minimum 9 years) with the landlord being responsible for keeping the overriding structure in good order and wind and watertight. The tenant will be responsible window cleaning and also for paying a fair proportion of the Estate and Building service charge and is to keep the interior of the property in good and substantial repair, along with the shop front.

Alternatively, the premises are available for purchase with vacant possession to shell and core.

RENTAL

Internal -	£30 per sq.ft.
Alfresco -	£10 per sq.ft.

UNIT 2 & 3 HORIZON LA RUE DE L'ETAU ST HELIER

PRICE

On application.

OCCUPATION

Available immediately.

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 in the case of a leasehold transaction.

VIEWING

By contacting the vendor's joint 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



UNITS 2 & 3 HORIZON
LA RUE DE L'ETAU
ST. HELIER

50 100 150 200 m

1:2,000



Digimap Address Locator



**HORIZON
DEVELOPMENT SITE**

100 200 300 400 m

1:4,000