COMMERCIAL PROPERTY OPPORTUNITY

Sarre & Company
CHARTERED SURVEYORS

DRY STORAGE
PART FIRST FLOOR
48-50 NEW STREET
ST HELIER



TO SUB-LET

1,110 – 3,026 SQ.FT.

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

48-50 NEW STREET
ST HELIER

LOCATION

The property is conveniently situated on New Street, in central St Helier.

The surrounding area incorporates a mixture of residential, retail and office buildings.

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

DESCRIPTION

The property is located on the first floor and consists of two secure storerooms. Vehicular access is through the ground floor car park with a ramp providing access to the upper first floor.

USE

The space is suitable for archiving or other commercial dry storage.

ACCOMMODATION

The premises have been measured in accordance with RICS Code of Measuring Practice and assessed as follows:

	Sq.Ft
Storage Room 1	1,916
Storage Room 2	1,110
Total	**3,026**

TENURE

The storage rooms are being offered singularly or jointly, subject to contract, by way of a sub-lease for a term to 31st August 2028.

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

48-50 NEW STREET
ST HELIER

RENTAL

Storage Room 1 £19,160 per annum

Storage Room 2 £11,100 per annum

Exclusive of utilities, rates and insurance.

OCCUPATION

Upon completion of legal facilities.

LEGAL COSTS

Each Party to bear their own legal costs.

VIEWING

By contacting the sole agent:

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

Sarre & Company
16 Gloucester Street
St Helier
Jersey
JE2 3QR

Tel: 01534 888848

E-mail: property@sarreandco.com
Website: www.sarreandco.com

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

48-50 NEW STREET
ST HELIER



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