

COMMERCIAL PROPERTY RETAIL OPPORTUNITY



Sarre & Company
CHARTERED SURVEYORS

WESTLEA LA ROUTE DE ST AUBIN FIRST TOWER ST HELIER



**653 SQ.FT.
RETAIL UNIT 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



WESTLEA FIRST TOWER

LOCATION

The property occupies a prominent position on the southern side of the busy La Rue De St Aubin thoroughfare, a short distance from Victoria Avenue. The immediate surrounding area includes a mix of uses including retail and residential. Nearby occupiers include The Mansell Garage, The Old Bakehouse and Checkers Xpress. First Tower and Victoria Avenue car parks are also located close by.

DESCRIPTION

The traditionally built property benefits from an open plan layout, large display window, suspended ceiling, LED lighting, WC and tea point.

ACCOMMODATION

The property, which has been measured in accordance with RICS guidelines, provides the following approximate Net Internal Areas:

Floor	Use	Area
Ground	Retail	653 sq.ft.

TENURE

The property is available immediately by way of a new nine year internal repairing and insuring style lease,

ASKING RENTAL

£18,000 per annum, exclusive of rates and insurance.

WESTLEA FIRST TOWER

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.

VIEWING

By contacting the vendor's sole agent:

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

**Sarre & Company
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St Helier
Jersey
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WHILST WE BELIEVE THESE PARTICULARS TO BE CORRECT NO RESPONSIBILITY CAN BE ACCEPTED FOR ANY INACCURACY

WESTLEA FIRST TOWER



Digimap Address Locator



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