COMMERCIAL PROPERTY OPPORTUNITY

Sarre & Company
CHARTERED SURVEYORS

GEORGETOWN GARAGE
VICTORIA ROAD
ST SAVIOUR

WORKSHOP, STORAGE, RETAIL
AND
PETROL FORECOURT

TO LET

RICS Regulated by RICS

The Property Ombudsman

GEORGETOWN GARAGE
VICTORIA ROAD
ST SAVIOUR

LOCATION

The property is located immediately to the East of St Helier Town Centre. More specifically, the property occupies a particularly prominent position fronting Victoria Road, with secondary access and return frontage along Albert Road.

We attach a location plan for reference purposes.

DESCRIPTION

The premises consist of a purpose-built car garage with workshops to the rear and a petrol forecourt to the front.

Currently the ground floor premises are used primarily as a showroom to the front and vehicular repairs to the rear, with the petrol forecourt fronting Victoria Road.

ACCOMMODATION

The approximate accommodation is as follows:

Commercial

Main Showroom	2,350 sq.ft.
Upper Showroom	1,992 sq.ft.
Rear Workshop	1,610 sq.ft.
Total	5,952 sq.ft.

FLOOR PLANS

We attach floor plans of the ground floor commercial area for reference purposes.

TENURE

The premises are available as a whole, or in part, on a new fully repairing and insuring style lease for a duration of 9 years or greater by negotiation and will be subject to 3 yearly Jersey Cost of Living increases, however, capped at a maximum of 12.5% every 3 years.

RENTAL

Main Showroom	£25 per sq.ft.
Upper Showroom	£15 per sq.ft.
Rear Workshop	£10 per sq.ft

OCCUPATION

Early 2025

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.

GEORGETOWN GARAGE
VICTORIA ROAD
ST SAVIOUR

VIEWING

By contacting the vendor's sole agent:

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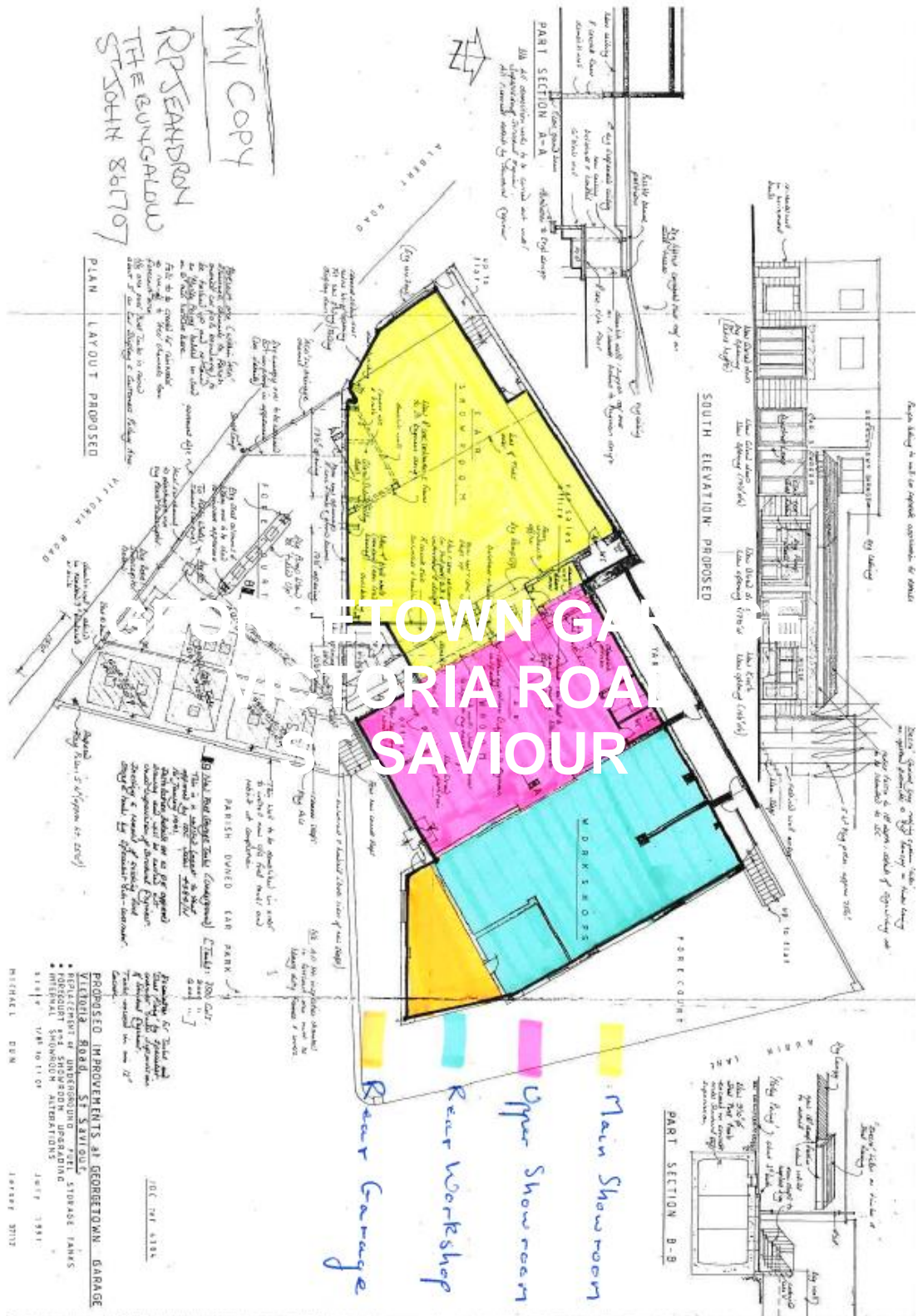or Reece Sarre**

**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
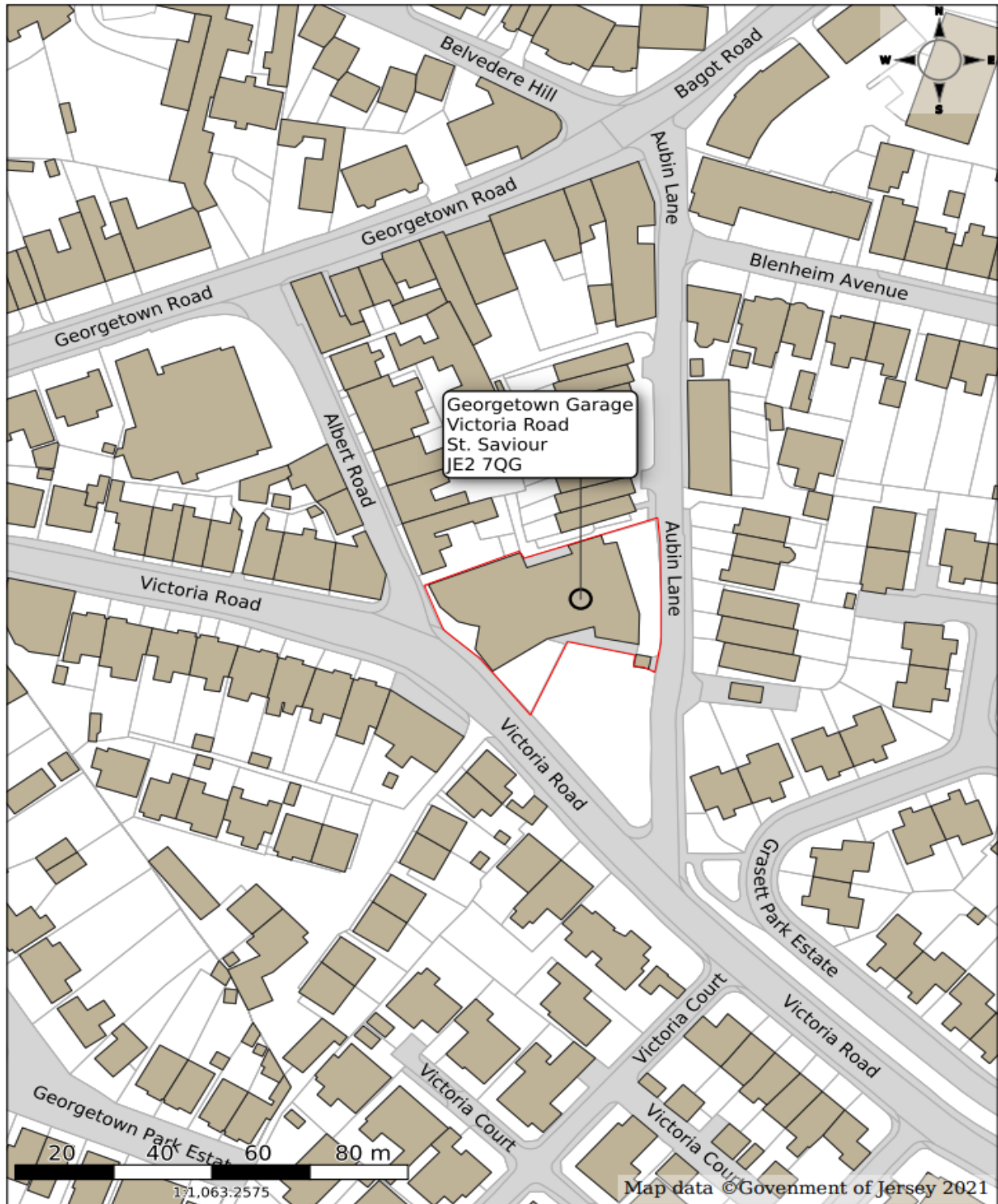
Rear Garage
Rear Workshop
Upper Showroom
Main Showroom

GEORGETOWN GARAGE
VICTORIA ROAD
ST SAVIOUR

GEORGETOWN GARAGE
VICTORIA ROAD
ST SAVIOUR

Georgetown Garage
Victoria Road
St. Saviour
JE2 7QG

Belvedere Hill
Bagot Road
Aubin Lane
Georgetown Road
Georgetown Road
Georgetown Road
Blenheim Avenue
Albert Road
Victoria Road
Aubin Lane
Victoria Road
Grasett Park Estate
Victoria Court
Victoria Road
Georgetown Park Estate
Victoria Court
Victoria Court

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