

COMMERCIAL PROPERTY OFFICE OPPORTUNITY



Sarre & Company
CHARTERED SURVEYORS

TOWN CENTRE SECOND FLOOR OFFICES 12 DUMARESQ STREET ST HELIER



**APPROXIMATELY 850 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



12 Dumaresq Street St Helier

LOCATION

The property is located centrally within St Helier's Town Centre, being situated opposite Pitt Street which is the thoroughfare between Dumaresq Street and King Street, at the junction with Charing Cross.

We attach a location plan for reference purposes.

DESCRIPTION

The property is a purpose built three storey commercial building.

The ground floor accommodation is currently being utilised by the owners, B G Romeril & Company Limited, as a showroom and the available suite is situated at second floor level, benefitting from a separate ground floor entrance with lift access.

The available office suite benefits from the following amenities:

- Spot lighting;
- Carpeted;
Male and female WC facilities;
- Kitchenette;
- A meeting room/boardroom;
- Excellent natural light.

We attach a floor plan highlighting the available space, hatched in red for identification purposes only.

ACCOMMODATION

The approximate Net area of the accommodation is as follows:

Second Floor	850 sq.ft.
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TENURE

The premises are available on an internal repairing style lease for a duration of 5 years. Subject to a service charge covering the building insurance, Foncier Rates, lift maintenance and cleaning of the communal areas. Rent reviews are 3 yearly in line with Jersey Cost of Living.

The landlord is responsible for keeping the building wind and watertight and in good structural order throughout.

RENTAL

Asking £17,000 per annum.

LEGAL COSTS

Each Party to bear their own legal costs.

VIEWING

By contacting the vendor's sole agent:

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

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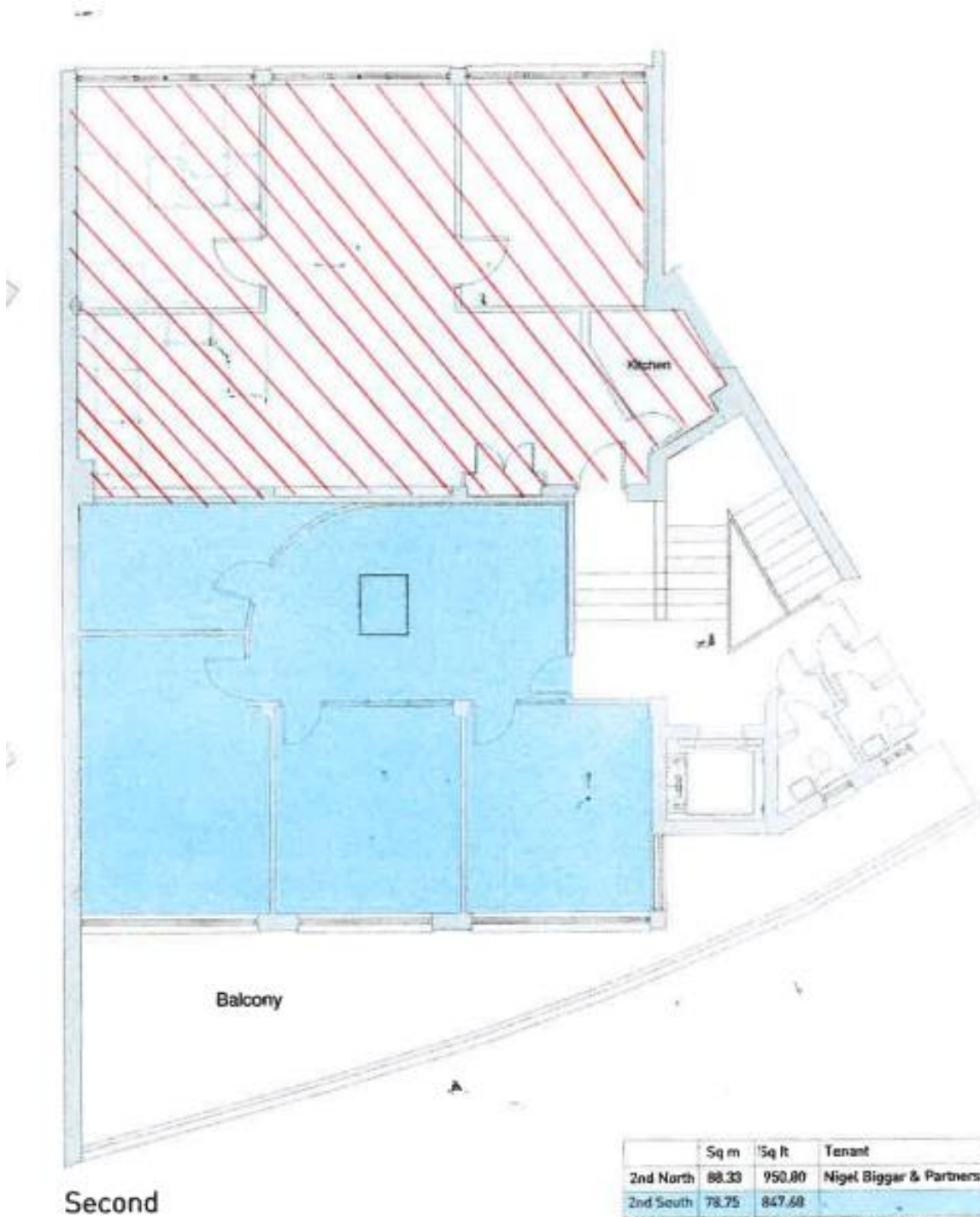
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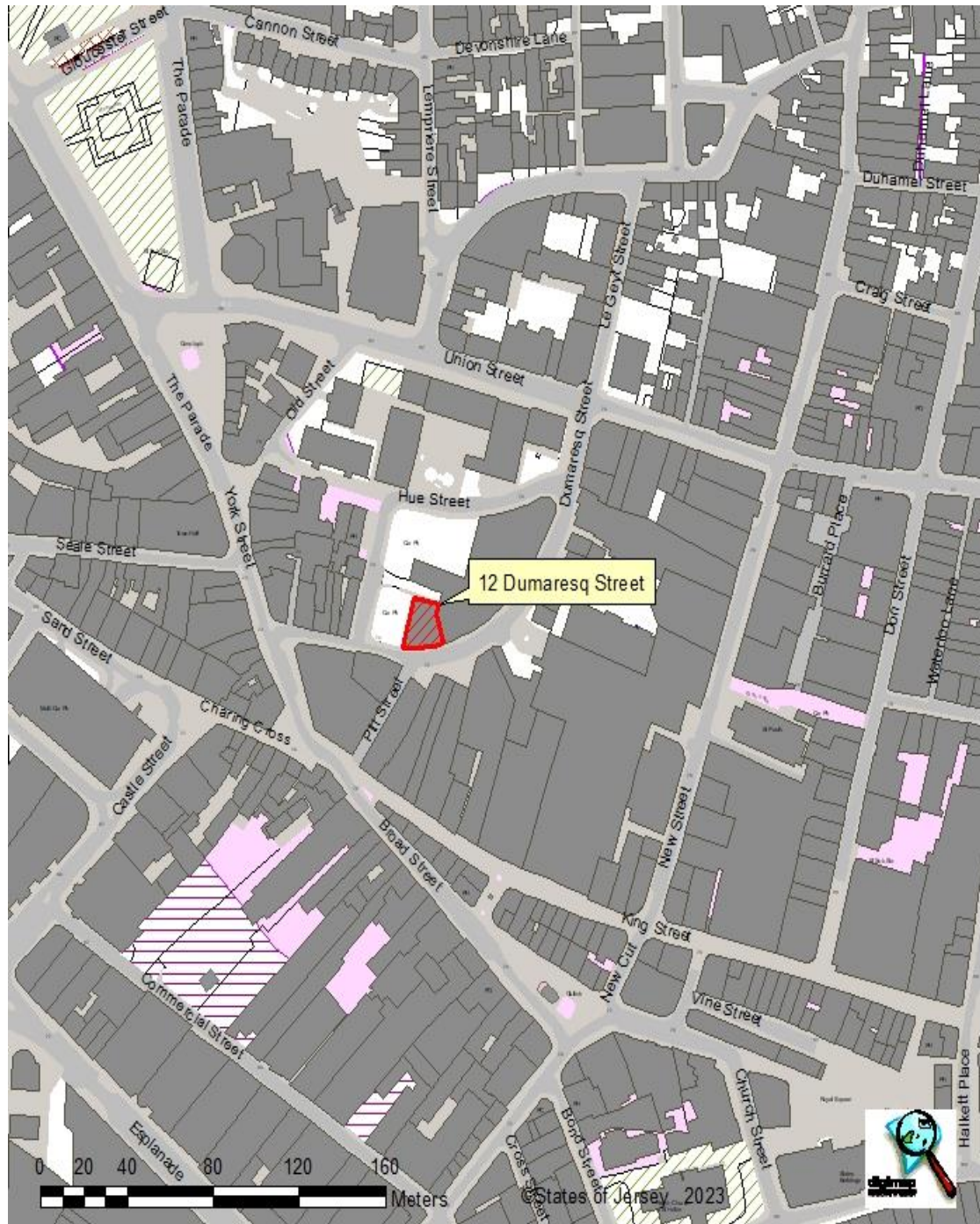
WHILST WE BELIEVE THESE PARTICULARS TO BE CORRECT NO RESPONSIBILITY CAN BE ACCEPTED FOR ANY INACCURACY

12 Dumaresq Street St Helier



	Sq m	Sq ft	Tenant
2nd North	88.33	950.80	Nigel Biggar & Partners
2nd South	78.75	847.68	
First	210.52	2268.57	Currie & Brown
Ground	197.64	2127.45	
Schedule of Areas at June 2010			

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