

COMMERCIAL PROPERTY RETAIL OPPORTUNITY



Sarre & Company
CHARTERED SURVEYORS

PRIME RETAIL UNIT 63 KING STREET ST HELIER JERSEY



TO LET NEW 9 YEAR LEASE

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



63 KING STREET ST HELIER

LOCATION

The property is located on Jersey's primary pedestrianised retail high street, within the heart of St Helier's Central Business District.

More specifically, the premises are situated on the South side of King Street mid-way between the junctions with New Street and Charing Cross, occupying a prime corner position benefitting from a return frontage through to Broad Street and being immediately opposite Marks and Spencer.

Other nearby occupiers including WH Smith, Boots, USC, De Gruchy's Department Store, The General Post Office, Lloyds Bank, Barclays Bank, Nat West Bank, Schuh and The Body Shop to name but a few.

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

DESCRIPTION

The property is a four storey purpose built commercial building in good order throughout.

The building provides for open plan retail accommodation on ground and first floors with the basement, second and third floors providing suitable ancillary storage and office accommodation.

ACCOMMODATION

The approximate Net Internal Areas of the space are as follows:

Basement	Storage	458 sq.ft.	(42.5 sq.m.)
Ground Floor	Retail Sales	677 sq.ft.	(62.8 sq.m.)
First Floor	Retail Sales	573 sq.ft.	(53.2 sq.m.)
Second Floor	Ancillary	406 sq.ft.	(37.7 sq.m.)
Third Floor	Ancillary	203 sq.ft.	(18.9 sq.m.)
Total		2,317 sq.ft.	215.1 sq.m.

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TENURE

The premises are available on a 9 year fully repairing and insuring style lease, subject to three yearly rent reviews to Jersey Cost of Living.

RENTAL

£90,000 per annum

LEGAL COSTS

Each Party to bear their own legal costs.

VIEWING

By contacting the vendor's sole agent:

**Alistair M Sarre BSc MRICS or Julian Roffe FRICS MCI. Arb
or Reece Sarre**

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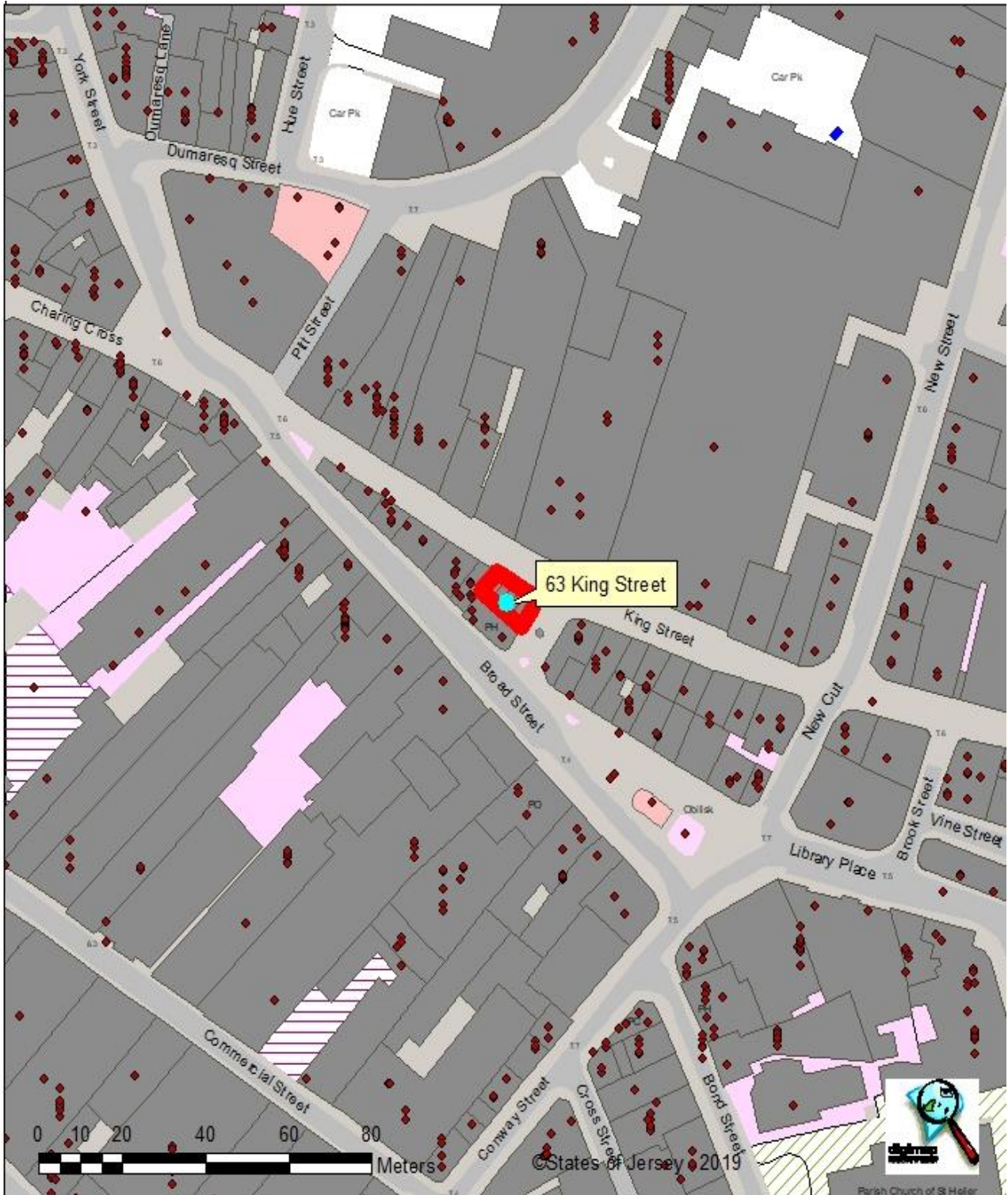
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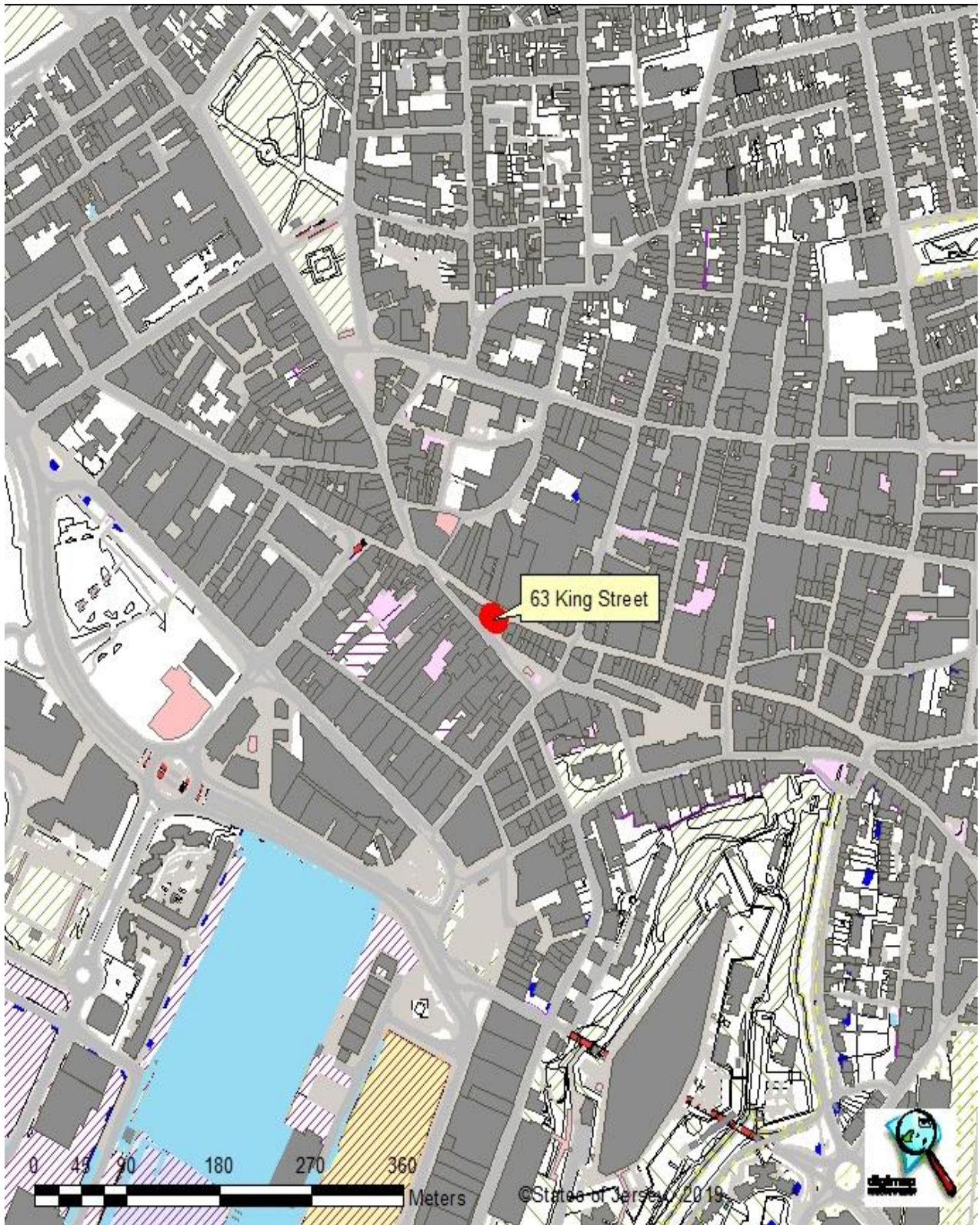
WHILST WE BELIEVE THESE PARTICULARS TO BE CORRECT NO RESPONSIBILITY CAN BE ACCEPTED FOR ANY INACCURACY

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