

# COMMERCIAL PROPERTY RETAIL OPPORTUNITY



**Sarre & Company**  
CHARTERED SURVEYORS

## PROMINENT CORNER RETAIL UNIT 6/7 MULCASTER STREET ST HELIER



**2,898 SQ.FT.**

**TO LET**



16 Gloucester Street, St.Helier, Jersey, Channel Islands, JE2 3QR

Tel: 01534 888848 Fax: 01534 888849

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# 6/7 MUCLASTER STREET ST HELIER

## LOCATION

This retail unit is situated within St Helier's Central Business District and occupies a prominent corner position overlooking the Town Church and is a short walk from King Street and the Royal Square. Pier Road and Snow Hill public car parks are in close proximity.

We attach a location plan for reference purposes.

## DESCRIPTION

The ground floor retail unit is currently in a shell condition with staircase access to a secure dry basement storage area.

## ACCOMMODATION

The approximate net internal area of the available unit is:

Ground Floor	2,060 sq.ft.
Basement	<u>838</u> sq.ft.
Total	2,898 sq.ft.

In addition, the offices above are also available ranging from 856 sq.ft. up to 4,669 sq.ft.

## TENURE

The property is available by way of a 9-year internal repairing and insuring lease and subject to 3 yearly rent reviews.

## ASKING RENTAL

Ground Floor and Basement - £55,000 per annum.

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## 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:

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

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

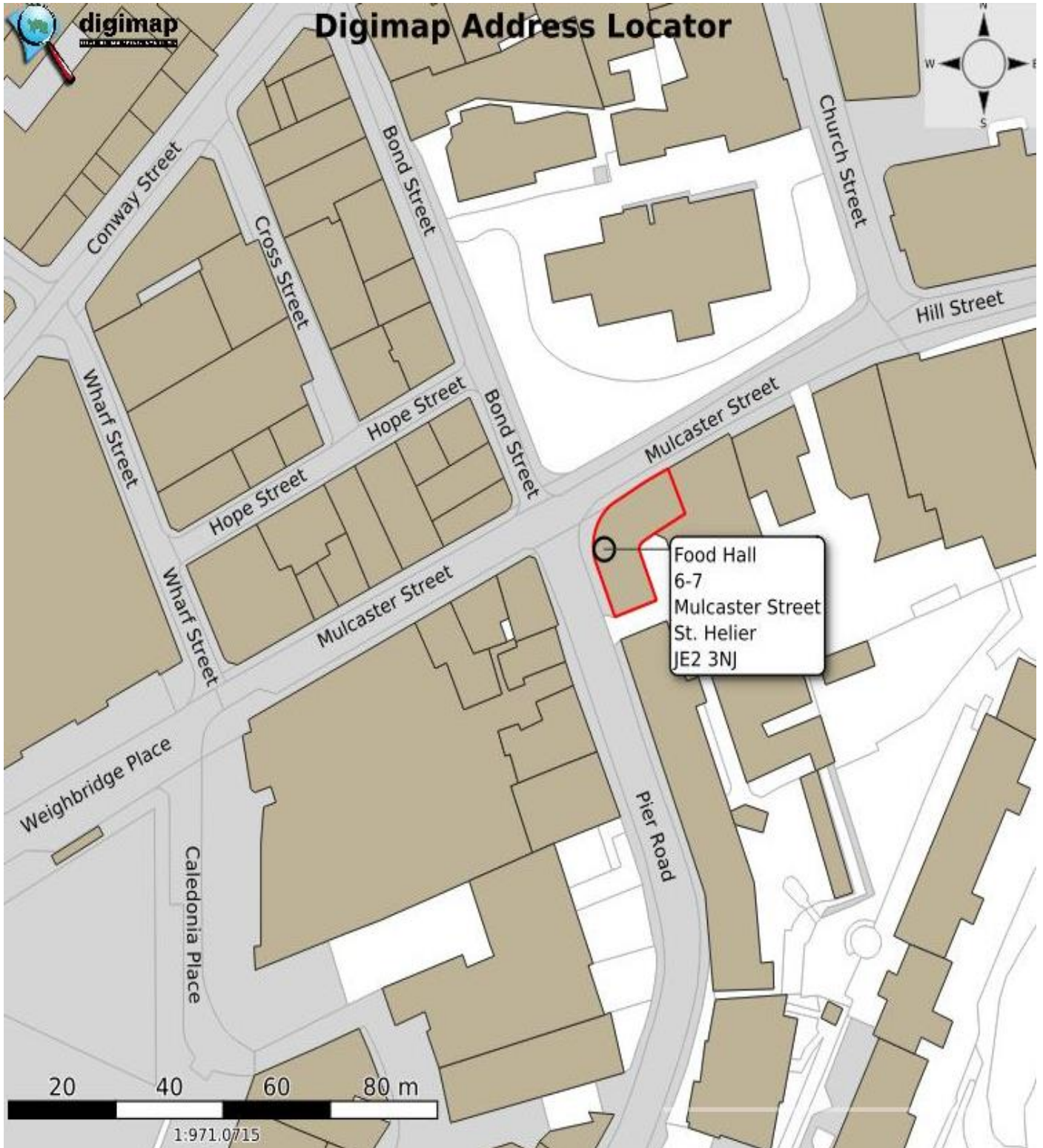
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WHILST WE BELIEVE THESE PARTICULARS TO BE CORRECT NO RESPONSIBILITY CAN BE ACCEPTED FOR ANY INACCURACY

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