

# COMMERCIAL PROPERTY RETAIL OPPORTUNITY



Sarre & Company  
CHARTERED SURVEYORS

## OUT OF TOWN RETAIL UNIT 10 QUENNEVAIS PARADE ST BRELADE



**1,642 SQ.FT.**

**TO LET**

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

Tel: 01534 888848 Fax: 01534 888849

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# 10 QUENNEVAIS PARADE ST BRELADE

## LOCATION

The property is located in the Parish of St Brelade, the island's second largest conurbation, adjacent to La Route de Quennevais, the principal thoroughfare through St Brelade. Le Quennevais Parade and Precinct is the island's largest out-of-town multi-let retail scheme. Nearby occupiers include Iceland, Co-Op Pharmacy, Pentagon and 1823 Cellar.

We attach a location plan for reference purposes.

## DESCRIPTION

The property is essentially open plan at ground floor level with ancillary office, storage and staff areas to the basement. The unit benefits from the following:

- Large frontage;
- High visibility retail space;
- Vibrant mix of established retailers in a proven location;
- Large customer car park;
- Established pedestrian and vehicular thoroughfare.

## ACCOMMODATION

The approximate Net Internal Area of the unit is 1,642 sq.ft.

## TENURE

The property is available to let by way of a new 9 year internal repairing and insuring lease (exclusive of rates, insurance and GST) and subject to 3 yearly Jersey Cost of Living rent reviews.

## ASKING RENTAL

£46,500 per annum.

# 10 QUENNEVAIS PARADE ST BRELADE

## 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**

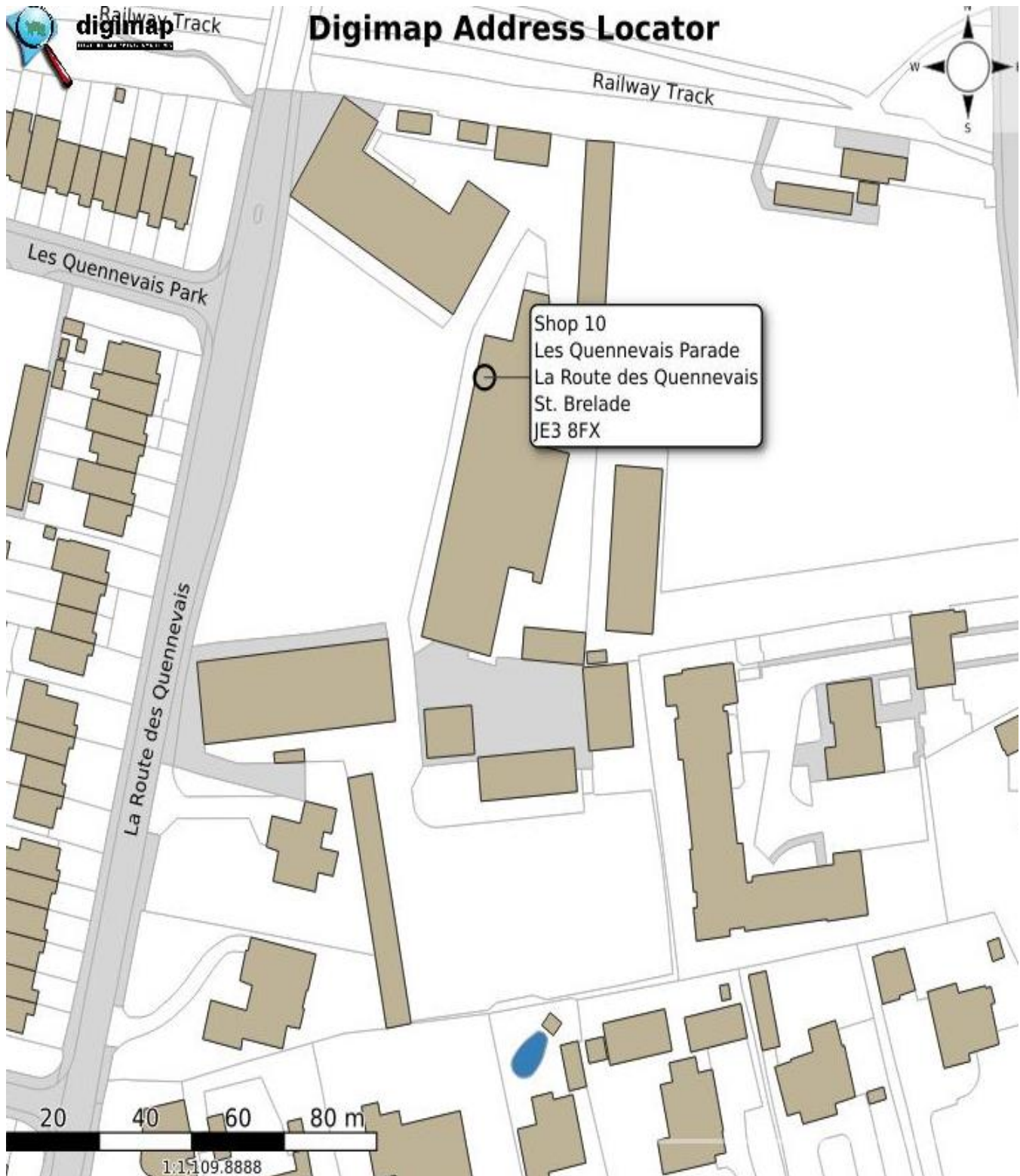
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WHILST WE BELIEVE THESE PARTICULARS TO BE CORRECT NO RESPONSIBILITY CAN BE ACCEPTED FOR ANY INACCURACY

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