

UNIQUE COMMERCIAL PROPERTY OPPORTUNITY



Sarre & Company
CHARTERED SURVEYORS

**13 DORSET STREET
ST HELIER**



770 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



13 DORSET STREET ST HELIER

LOCATION

Situated on Dorset Street, in a primarily residential area and in easy access to the centre of St. Helier.

We enclose a location plan for reference purposes.

DESCRIPTION

The property, which was formerly used as a church, boasts a main hall, an entrance hallway with facilities including a WC. At the rear of the property is a modest enclosed courtyard.

The property is designated as Use class G – Social.

It would be ideal for a community/social centre, gallery, museum, or club meeting room.

ACCOMMODATION

The Net Internal Area has been assessed in accordance with the RICS Measuring Code as follows:

Ground Floor: 770 sq.ft.

TENURE

The premises are being offered, subject to contract and negotiation by way of the grant of a new internal repairing and insuring lease on flexible terms.

The Lessee will be responsible for the building insurance and Foncier & Occupier rates.

Rent reviews are to be 3 yearly in line with Jersey Cost of Living.

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ASKING RENTAL

Quoting rent £20,000 per annum exclusive of utilities, rates & insurance.

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:

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

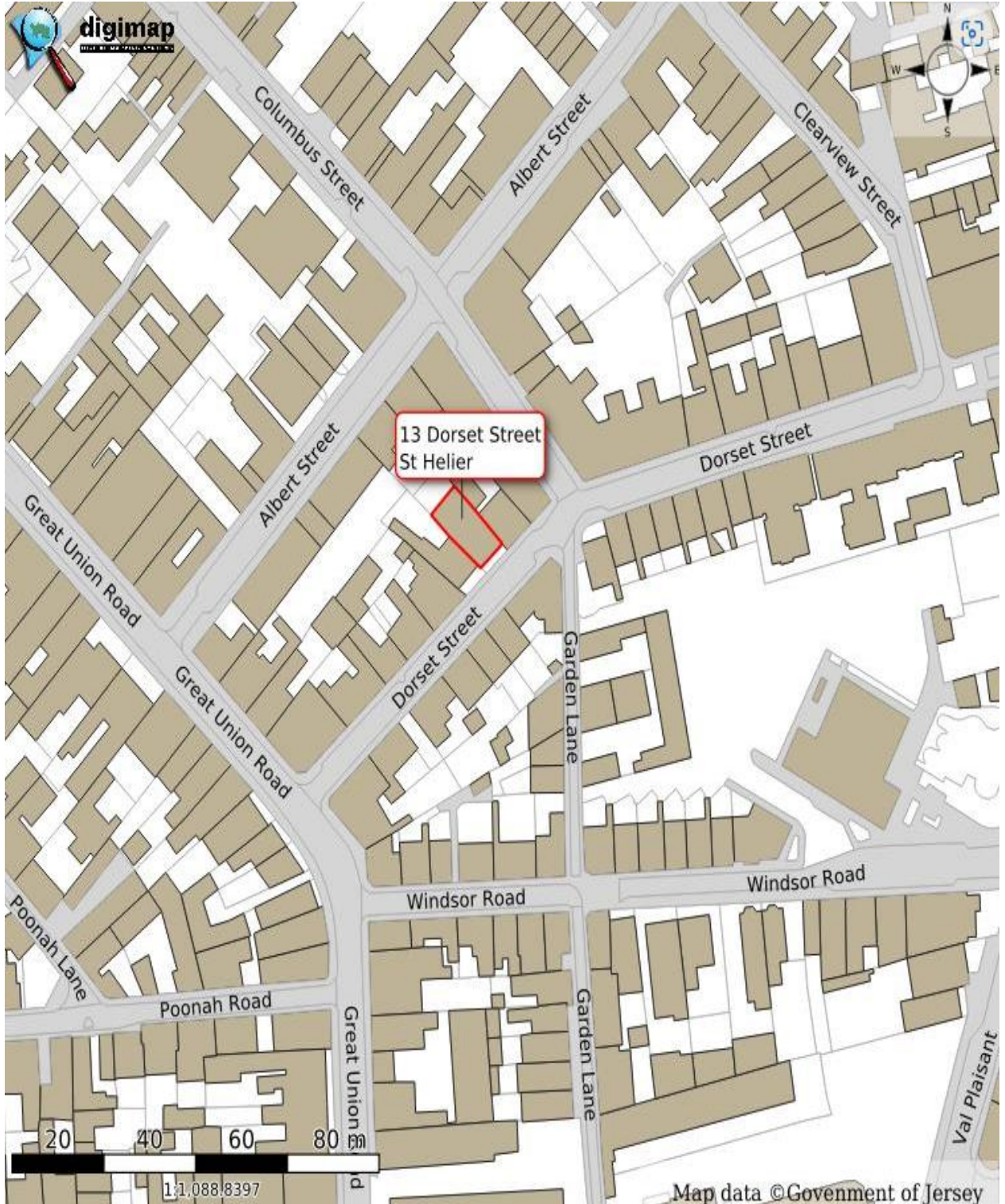
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WHILST WE BELIEVE THESE PARTICULARS TO BE CORRECT NO RESPONSIBILITY CAN BE ACCEPTED FOR ANY INACCURACY

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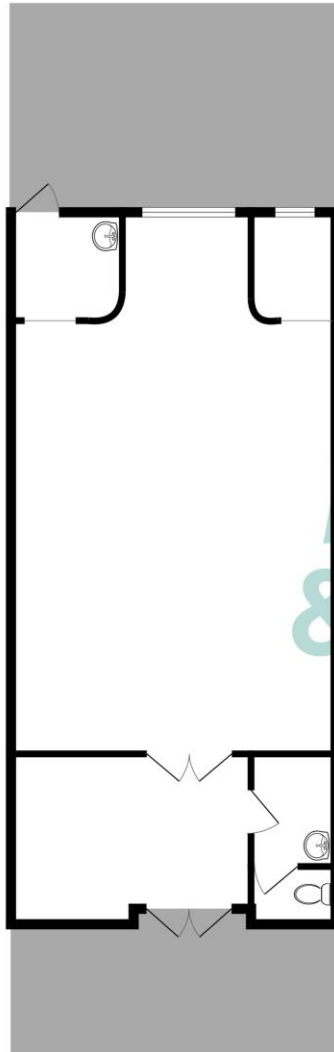
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GROUND FLOOR
769 sq.ft. (71.4 sq.m.) approx.



TOTAL FLOOR AREA: 769 sq.ft. (71.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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