

# COMMERCIAL PROPERTY RETAIL OPPORTUNITY



Sarre & Company  
CHARTERED SURVEYORS

## QUALITY NICHE INVESTMENT 9A BERESFORD STREET ST HELIER



### FOR SALE

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

Tel: 01534 888848 Fax: 01534 888849

Email: [property@sarreandcompany.co.uk](mailto:property@sarreandcompany.co.uk) [www.sarreandcompany.co.uk](http://www.sarreandcompany.co.uk)



# 9A BERESFORD STREET, ST HELIER, JERSEY

## LOCATION

The property is located centrally within Jersey's Central Business District, in a strong retail location.

More specifically, the property is situated on the Northern side of Beresford Street close to the junction with Cattle Street, giving prominent access to busy pedestrian traffic flow. The immediate area provides for a wide mix of use including significant retail offerings, restaurants, bars and cafes, Central Market, Fish Market and Minden Street multi-storey public car park.

We attach a location plan for reference purposes.

## DESCRIPTION

The property is a two storey commercial unit, benefiting from a small ground floor retail sales area, with similar space at first floor.

The unit is let principally on an open plan basis, with stair access to first floor, which benefits from a WC facility.

## ACCOMMODATION

The approximate Net Internal areas of the unit are as follows:

Ground Floor	218 sq ft
First Floor	185 sq ft
<b>Total</b>	<b>403 sq ft</b>

## TENURE

The premises are let on an internal repairing style lease with the lessee being responsible for all rates, building insurance and internal decoration. The passing rental is £16,580pa. The lease is to expire on 31<sup>st</sup> August 2027.

# 9A BERESFORD STREET, ST HELIER, JERSEY

## PRICE

£230,000

## OCCUPATION

By negotiation and on completion of legal formalities.

## LEGAL COSTS

Each party to bear their own legal costs.

## VIEWING & FURTHER INFORMATION

Strictly by appointment with the vendor's sole agent.

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

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

**Tel: 01534 888848**

**Fax: 01534 888849**

**E-mail: [property@sarreandcompany.co.uk](mailto:property@sarreandcompany.co.uk)**

**Website: [www.sarreandcompany.co.uk](http://www.sarreandcompany.co.uk)**

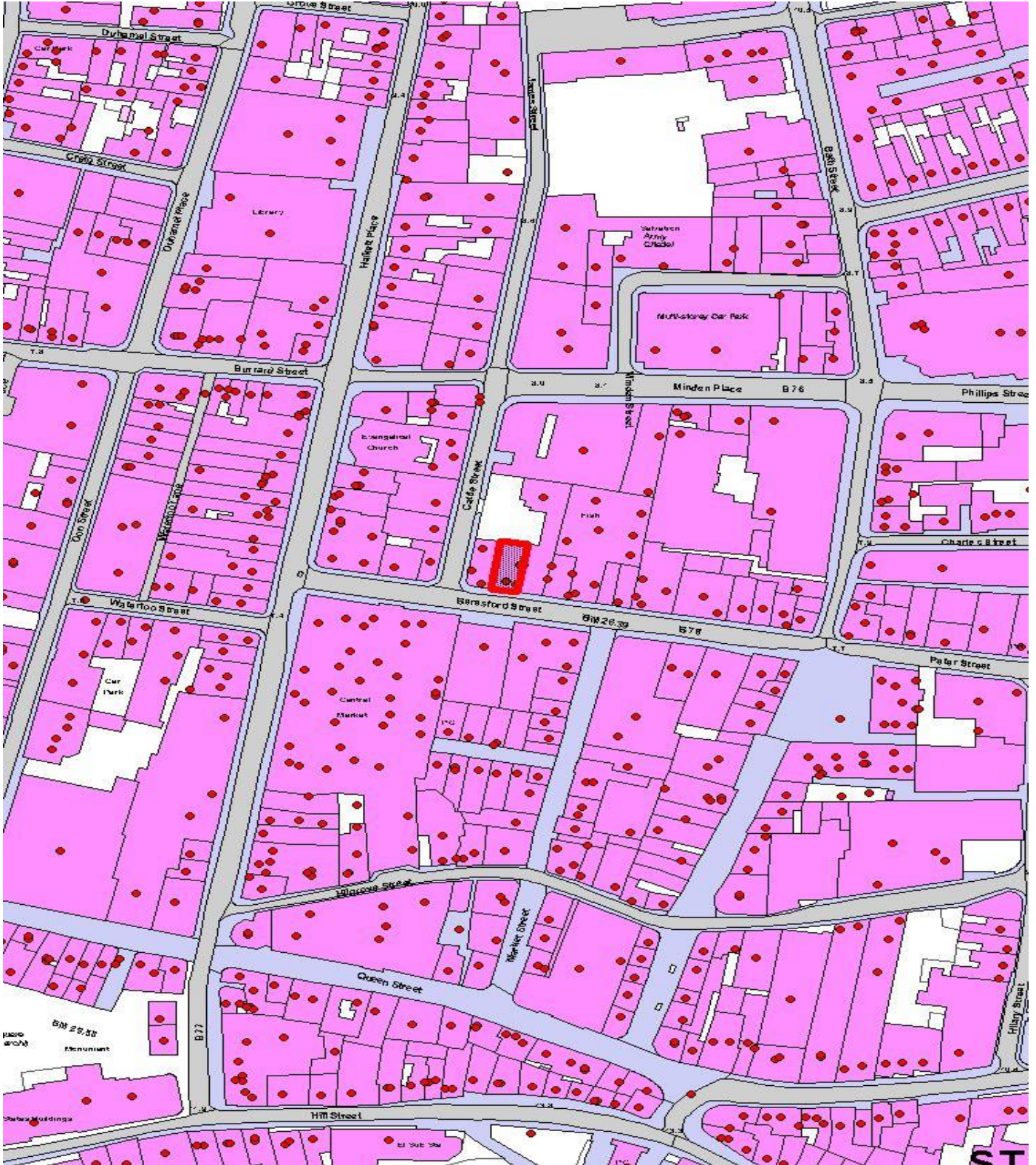
WHILST WE BELIEVE THESE PARTICULARS TO BE CORRECT, NO RESPONSIBILITY CAN BE ACCEPTED  
FOR ANY INACCURACY.

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

Tel: 01534 888848 Fax: 01534 888849

Email: [property@sarreandcompany.co.uk](mailto:property@sarreandcompany.co.uk) [www.sarreandcompany.co.uk](http://www.sarreandcompany.co.uk)

# 9A BERESFORD STREET, ST HELIER, JERSEY



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

Tel: 01534 888848 Fax: 01534 888849

Email: [property@sarreandcompany.co.uk](mailto:property@sarreandcompany.co.uk) [www.sarreandcompany.co.uk](http://www.sarreandcompany.co.uk)