

COMMERCIAL WAREHOUSE OPPORTUNITY



Sarre & Company
CHARTERED SURVEYORS

TOWN CENTRE MECHANICAL WORKSHOPS VAUXHALL STREET ST HELIER



**TO LET
ON A NEW 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



VAUXHALL STREET ST HELIER

LOCATION

The premises are located in the Northern quarter of St Helier Town Centre.

More specifically, the premises are situated on the North side of Vauxhall Street, close to the junction with Bath Street.

We attach a location plan for reference purposes.

DESCRIPTION

The premises consist of a reasonably substantial ground floor commercial light industrial warehouse unit, with ancillary facilities above.

ACCOMMODATION

We assess the approximate Gross Internal Areas to be as follows:

Ground Floor	3,880 sq.ft.
First Floor	<u>825 sq.ft.</u>
Total	4,705 sq.ft.

USE

The premises up until recently were trading as a Motor Mechanic Servicing and Repair Centre and thus there is an established light industrial user on the site. The premises are also capable of being used for commercial dry storage.

TENURE

The premises are available by way of a new 9 year internal repairing and insuring style lease, subject to a mutual break clause on the expiry of the 5th year. The rent shall be reviewed on a 3 yearly basis in line with Jersey Cost of Living.

VAUXHALL STREET ST HELIER

ASKING RENTAL

£50,000 per annum.

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,
Evie Wills BSc or Reece Sarre**

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

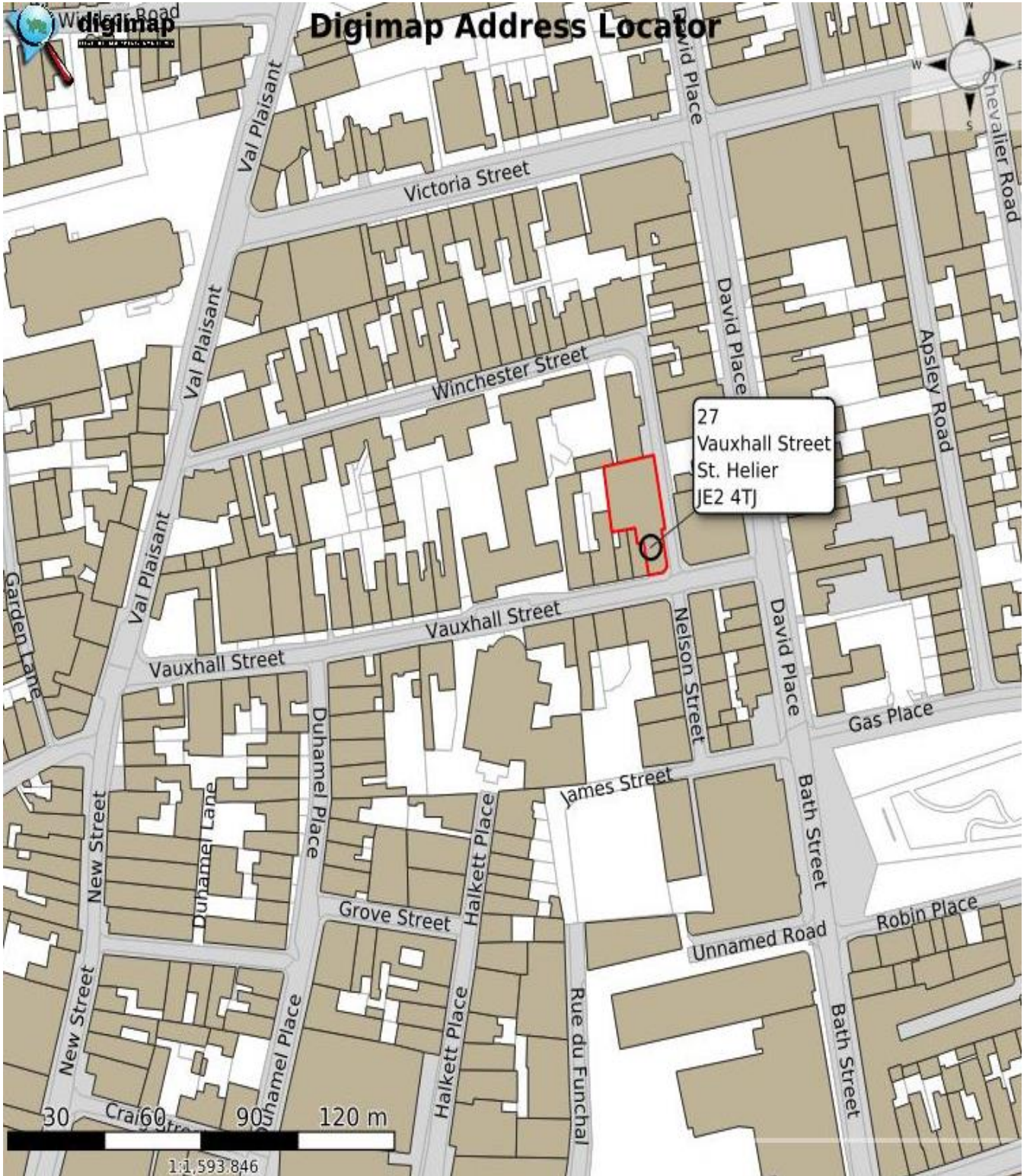
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WHILST WE BELIEVE THESE PARTICULARS TO BE CORRECT NO RESPONSIBILITY CAN BE ACCEPTED FOR ANY INACCURACY

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