Upon the Instructions of Monsoon

LEASEHOLD AVAILABLE

JERSEY, 1-3 Queensway House, Queen Street, St Helier JE2 4WD



Location

The subject premises are located on the prime retail pitch of Queen Street. Nearby occupiers include **Boots, Waterstones, H Samuel** and **Ernest Jones**. A street traders plan is on the reverse of these particulars.

Description

The property is arranged over ground, basement and first floors with the following approximate floor areas:

Key Features

- Rare Opportunity
- Flexible Sizes Available

Viewing

By appointment via this office:

Nick Gulliford

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Guy Gothard

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CBRE Limited

Henrietta House, Henrietta Place London W1G 0NB

www.cbre.co.uk/retail

Date of Issue 06-July-2018

Accommodation

189.79 sq m	2,043 sq ft
100.70	0.040 (1
624.65 sq m	6,724 sq ft
145.94 sq m	1,571 sq ft
425.29 sq m	4,578 sq ft
	145.94 sq m 624.65 sq m

The premises can also be split to suit size requirements. Further details available on request.

Tenure

The property is held on an FRI lease expiring 8th October 2022. A sublease is available at a rent of £325,000 pax.

Terms

Incentives available subject to covenant strength.

Rates

Interested parties are advised to make their own enquiries with the Local Authority in Jersey for verification purposes.

EPC

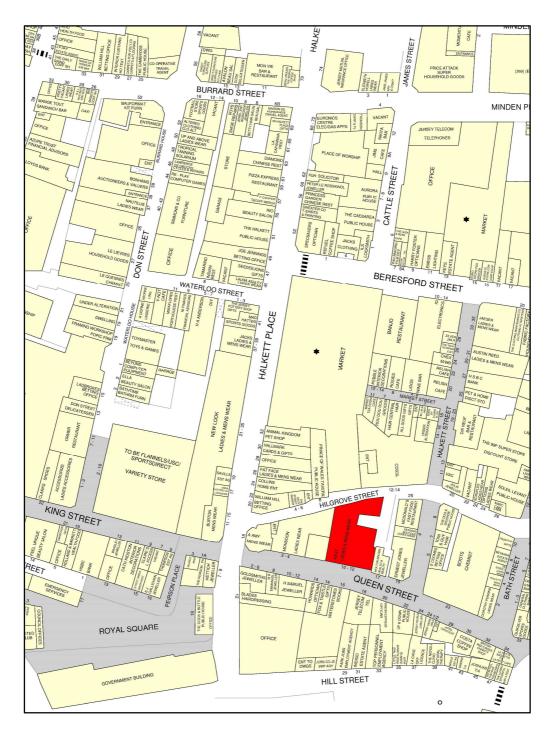
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Not to scale.

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