

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:

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CBRE Limited

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Accommodation

Ground Floor Sales	425.29 sq m	4,578 sq ft
Ground Floor Ancillary	145.94 sq m	1,571 sq ft
First Floor Sales	624.65 sq m	6,724 sq ft
Basement Ancillary	189.79 sq m	2,043 sq ft
Total Area	1,195 sq m	14,916 sq ft

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

An EPC can be made available upon request.

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Not to scale.

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