

COMMERCIAL PROPERTY RETAIL OPPORTUNITY



Sarre & Company
CHARTERED SURVEYORS

PRIME WATERFRONT FOOD & BEVERAGE UNIT UNIT 1 HORIZON ST HELIER JERSEY



**APPROX 3,084 SQ.FT
PLUS ALFRESCO 1,270 SQ.FT.
TO LET OR FOR SALE**



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

Tel: 01534 888848 Fax: 01534 888849

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UNIT 1 HORIZON LA RUE DE L'ETAU ST HELIER

LOCATION

The property is located on St. Helier's Waterfront.

More specifically, the premises are situated off Rue De L'Etau, with views over Elizabeth Marina and St. Aubin's Bay. The Radisson Blu Waterfront Hotel, Aqua splash, Castle Quay, Fitness First and Cineworld are all within close proximity.

We attach a location plan and site plan for reference purposes.

DESCRIPTION

The premises provide a good-sized food & beverage unit at ground floor level with excellent natural light fitted to a shell & core specification with capped off services.

ACCOMMODATION

Ground Floor – Internal - 3,084 sq.ft. (GIA)

Ground Floor – Alfresco - 1,270 sq.ft.

TENURE

The premises are available on a new effectively fully repairing style lease (minimum 9 years) with the landlord being responsible for keeping the overriding structure in good order and wind and watertight. The tenant will be responsible window cleaning and also for paying a fair proportion of the Estate and Building service charge and is to keep the interior of the property in good and substantial repair, along with the shop front.

Alternatively, the premises are available for purchase with vacant possession to shell and core.

RENTAL

Retail £30 per sq.ft.

Alfresco - £15 per sq.ft.

UNIT 1 HORIZON LA RUE DE L'ETAU ST HELIER

SALE PRICE

On application.

OCCUPATION

Available immediately.

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 in the case of a leasehold transaction.

VIEWING

By contacting the vendor's joint agent:

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

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

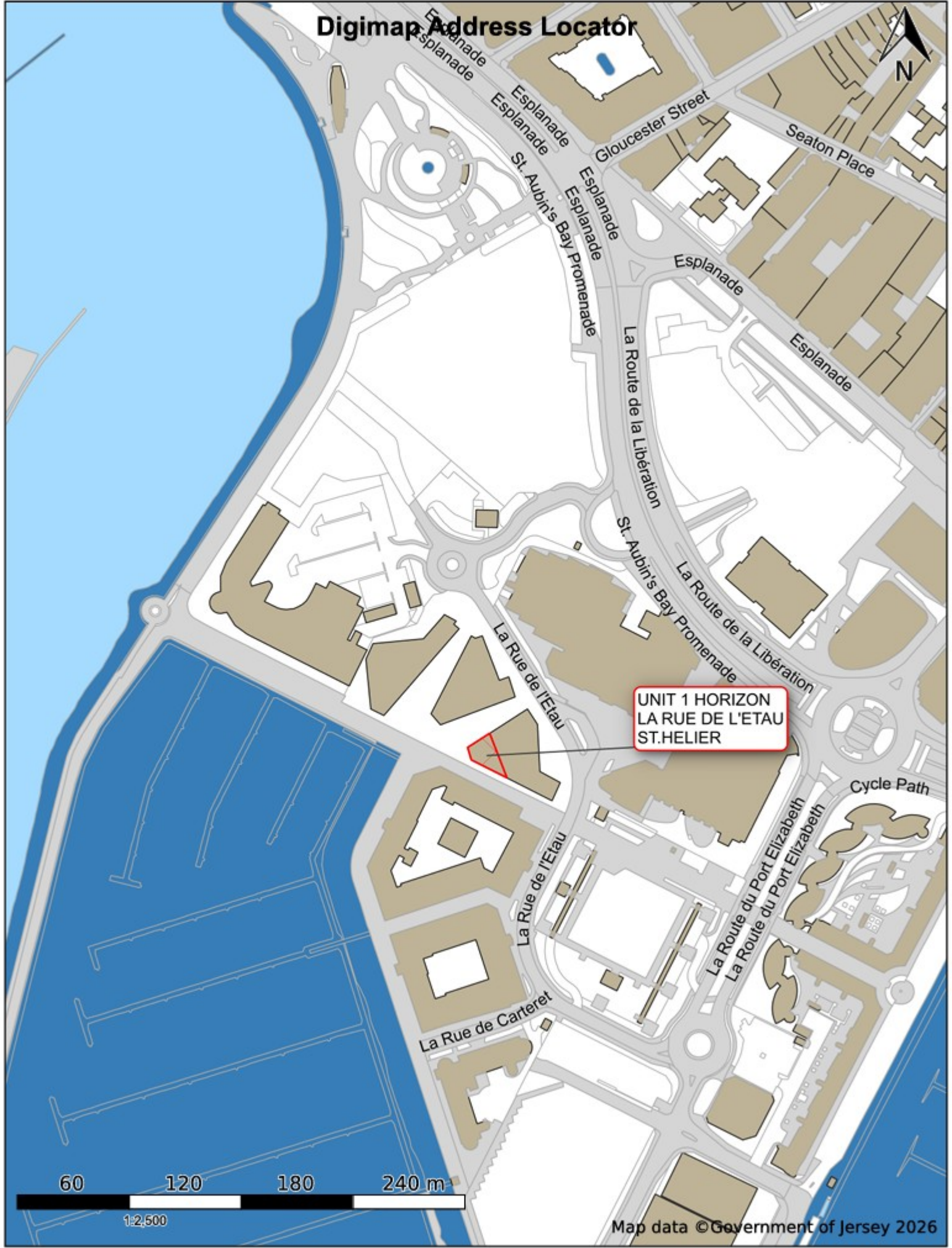
Tel: 01534 888848

**E-mail: property@sarreandcompany.co.uk
Website: www.sarreandcompany.co.uk**

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



Digimap Address Locator



UNIT 1 HORIZON
LA RUE DE L'ETAU
ST.HELIER

60 120 180 240 m

1:2,500



Digimap Address Locator



100 200 300 400 m

1:4,000