

COMMERCIAL PROPERTY OPPORTUNITY



Sarre & Company
CHARTERED SURVEYORS

UNIQUE RETAIL UNIT LANGLEY PARK/AVENUE ST SAVIOUR



**APPROXIMATELY 298 SQ.FT.
PLUS 4/5 CAR SPACES**

TO LET



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



LANGLEY PARK/AVENUE ST SAVIOUR

LOCATION

The property is located in the Parish of St. Saviour, being situated on Langley Park/Avenue just off St. Saviours Hill.

We attach a location plan for reference purposes.

DESCRIPTION

The unit provides two rooms and a W/C. Previously, the unit was utilised as a dog grooming business however, subject to a change of use could potentially be suitable for a variety of uses, but currently on the Planning Register the use is designated as retail.

ACCOMODATION

Retail - 298 sq.ft.

4-5 car parking spaces.

TENURE

The premises are available immediately by way of a new 9 year internal and shopfront repairing style lease, subject to 3 yearly rent reviews in line with Jersey Cost of Living only.

The Lessee will be responsible for, Occupier Rates and all utilities consumed on site.

ASKING RENTAL

£12,500 per annum.

LANGLEY PARK/AVENUE ST SAVIOUR

LEGAL COSTS

Each party to bear their own legal costs.

COVENANT STRENGTH / KYC

In line with normal market practice a suitable covenant or guarantee will be required by the Lessor. The Lessee will be required to produce the usual Due Diligence information.

VIEWING

By contacting:

**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
Fax: 01534 888849**

**E-mail: rsarre@sarreandco.com
asarre@sarreandco.com
sgale@sarreandco.com**

Website: www.sarreandcompany.co.uk

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

LANGLEY PARK/AVENUE ST SAVIOUR





Digimap Address Locator



Langley Park/Avenue
St. Saviour
Jersey

St. Saviour's Hill

St. Saviour's



1:4,000