

TO LET

# LIBERTY WHARF SHOPPING CENTRE

ST HELIER

JERSEY



## SHOP 15

### PRIMARY RETAIL OPPORTUNITY



- IMMEDIATELY AVAILABLE
- ECONOMICAL UNIT
- COVERED SHOPPING CENTRE
- INTERNATIONAL BRANDS
- BLEND OF RETAIL, LEISURE AND HOSPITALITY
-

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## LIBERTY WHARF SHOPPING CENTRE



### LOCATION

Liberty Wharf is the Channel Island's only covered shopping centre which provides a blend of retail, leisure and hospitality outlets.

It is located in heart of St Helier within the centre of the financial district and a short stroll from the pedestrianised town centre.

The property is adjacent to the Liberty Bus Station and Liberation Square and directly opposite the main St Helier Marina.



### DESCRIPTION

The available retail opportunity within the shopping centre is known as Unit 15.

The shopping centre is home to many Blue Chip companies, both retail, leisure and hospitality, plus many major office occupiers who are within close proximity to the Liberty Wharf scheme.

The retail units were completed in November 2010 and serves the needs of the Island's growing population and the whole complex has been crafted into a dynamic retailing quarter providing over 55,000 sq.ft. of unique trading space in a unique surroundings establishing its place in the future of St Helier as an attractive environment for those seeking opportunities in destination shopping.



### AVAILABLE UNIT

The retail unit available to let is:

Unit 15 – 425 sq.ft. (39.50 sq.m.)

The unit is rectangular shaped providing excellent window frontage together with clear open retailing accommodation on a single floor.



### OPPORTUNITY

The opportunity arises for a tenant to agree suitable terms for an assignment of the existing lease.

Subject to any planning or any other consents, the landlord has no objections to any type of retailing and all proposals will be considered on their own merits.

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## LEASE TERMS

The property is currently held on a nine year lease which commenced 1 April 2014 and terminates 31 March 2023



## RENTAL

The current rental is £18,738 per annum exclusive. The next rent review is 1 April 2020.

In addition, there will be a service charge payable to the landlord to cover the cost of centre management and maintenance, communal cleaning and general communal marketing etc.



## AVAILABILITY

The premises are available immediately upon suitable terms being negotiated and lease agreements being signed.



## COSTS

Each party will be responsible for their own legal costs associated in any transaction.



## VIEWING AND FURTHER INFORMATION

Further details and viewing strictly upon application to the vendor's sole agents, CBRE.



## CONTACT US

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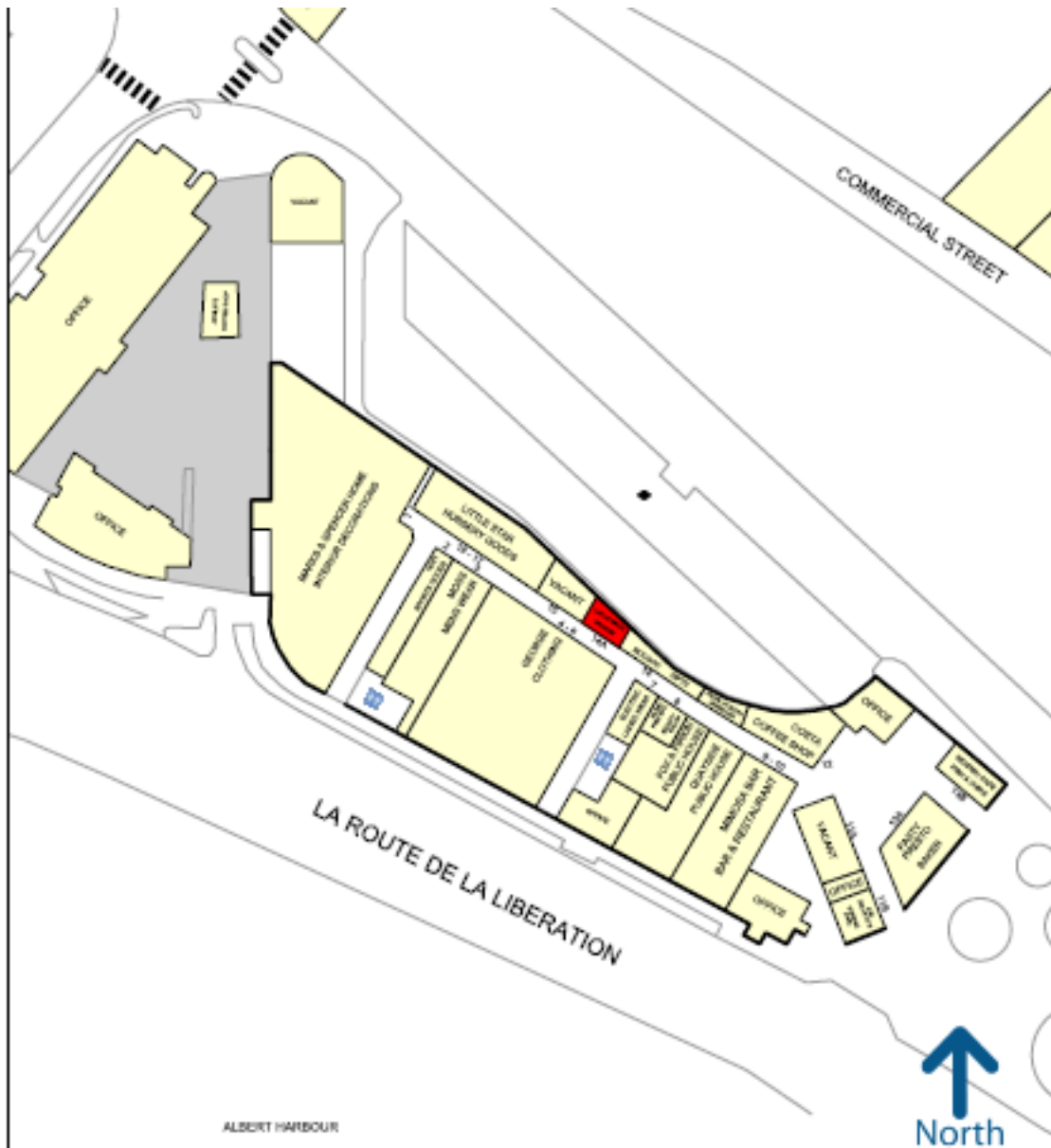
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## GST on Sale

All monetary amounts nominated in this proposal, including purchase price, are stated exclusive of GST. That is, GST will apply in addition to the amounts nominated.

## GST on Lease

All monetary amounts nominated in this proposal, including rent and car parking licence fees are stated exclusive of GST. That is, GST will apply in addition to the amounts nominated.

## GST on Sale of Going Concern

All monetary amounts nominated in this proposal, including purchase price, are stated exclusive of GST. That is, GST will apply in addition to the amounts nominated. However, subject to confirmation of legal advice the sale of the freehold interest subject to the leasehold interest will comprise the sale of a going concern and as such GST will be zero-rated and charged at 0%.