

# COMMERCIAL PROPERTY RETAIL OPPORTUNITY



Sarre & Company  
CHARTERED SURVEYORS

## PRIME RETAIL UNIT 5 CHARING CROSS ST HELIER JERSEY



**RETAIL – 1,862 SQ.FT.  
STORAGE – 535 SQ.FT.  
TO LET**

16 Gloucester Street, St.Helier, Jersey, Channel Islands, JE2 3QR  
Tel: 01534 888848 Fax: 01534 888849  
Email: [property@sarreandcompany.co.uk](mailto:property@sarreandcompany.co.uk) [www.sarreandcompany.co.uk](http://www.sarreandcompany.co.uk)



# 5 CHARING CROSS ST HELIER

## LOCATION

The property is located in the heart of St Helier's retail area.

More specifically, the premises are situated on the South side of Charing Cross, which is the principal throughfare from the Finance Centre through to the prime retailing pedestrianised street of King Street.

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

## DESCRIPTION

The premises provide a good-sized retail unit all at ground floor level.

We attach a floor plan of the ground floor retail unit, for reference purposes.

## ACCOMMODATION

Ground Floor	Retail	1,862 sq.ft.
First Floor	Storage	535 sq.ft.

## TENURE

The premises are available on a new internal repairing style lease with the landlord being responsible for keeping the overriding structure in good order and wind and watertight.

The tenant will be responsible for paying a fair proportion of the building insurance and foncier rates on demand and is to keep the interior of the property in good and substantial repair and decoration, along with the shop front.

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## **ASKING RENTAL**

£65,000 per annum

## **OCCUPATION**

By way of negotiation

## **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.

## **VIEWING**

By contacting the vendor's sole agent:

**Alistair M Sarre BSc MRICS, Julian Roffe FRICS MCI. Arb  
or Reece Sarre**

**Sarre & Company  
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St Helier  
Jersey  
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Website: [www.sarreandcompany.co.uk](http://www.sarreandcompany.co.uk)**

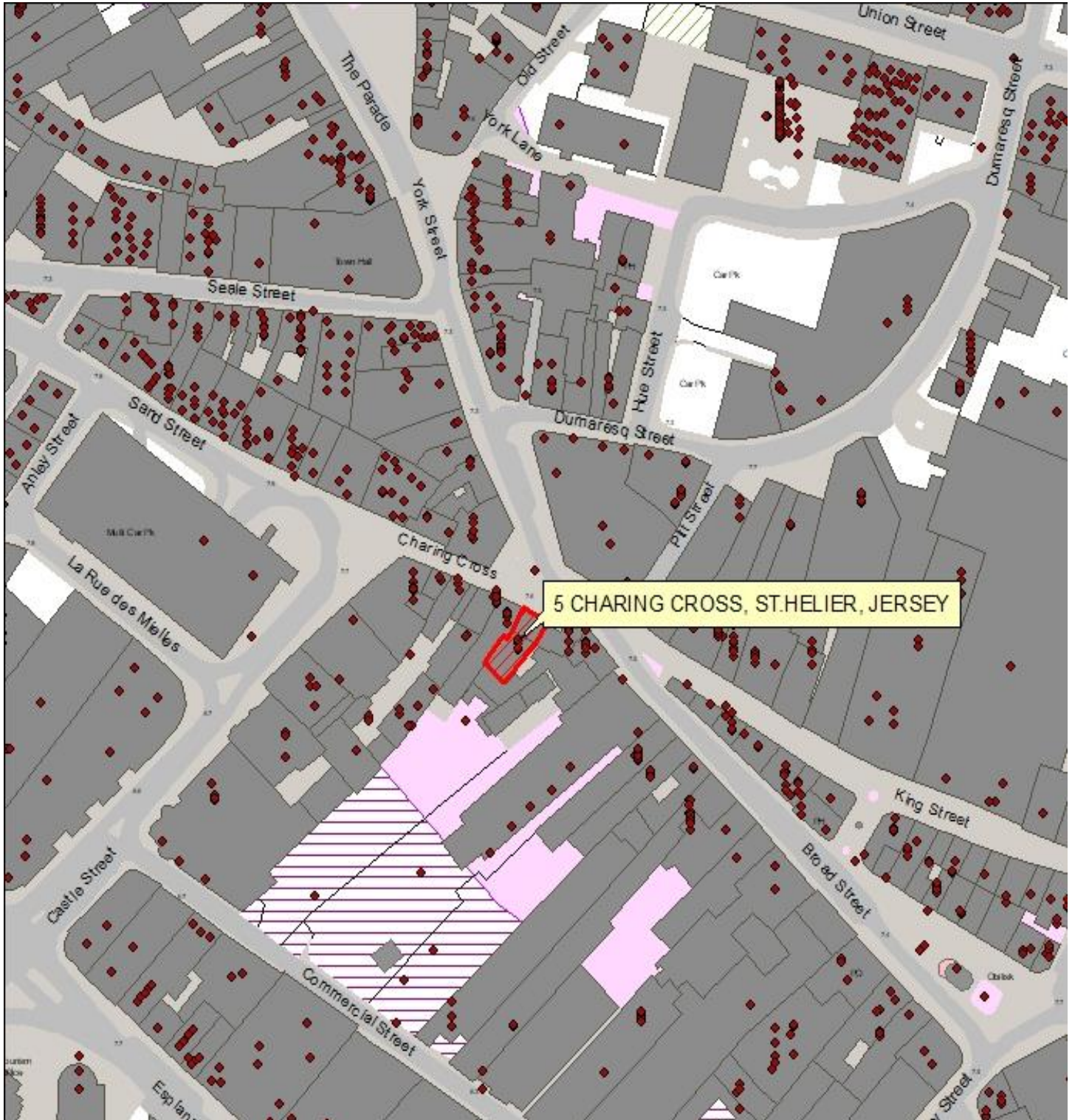
WHILST WE BELIEVE THESE PARTICULARS TO BE CORRECT NO RESPONSIBILITY CAN BE ACCEPTED FOR ANY INACCURACY





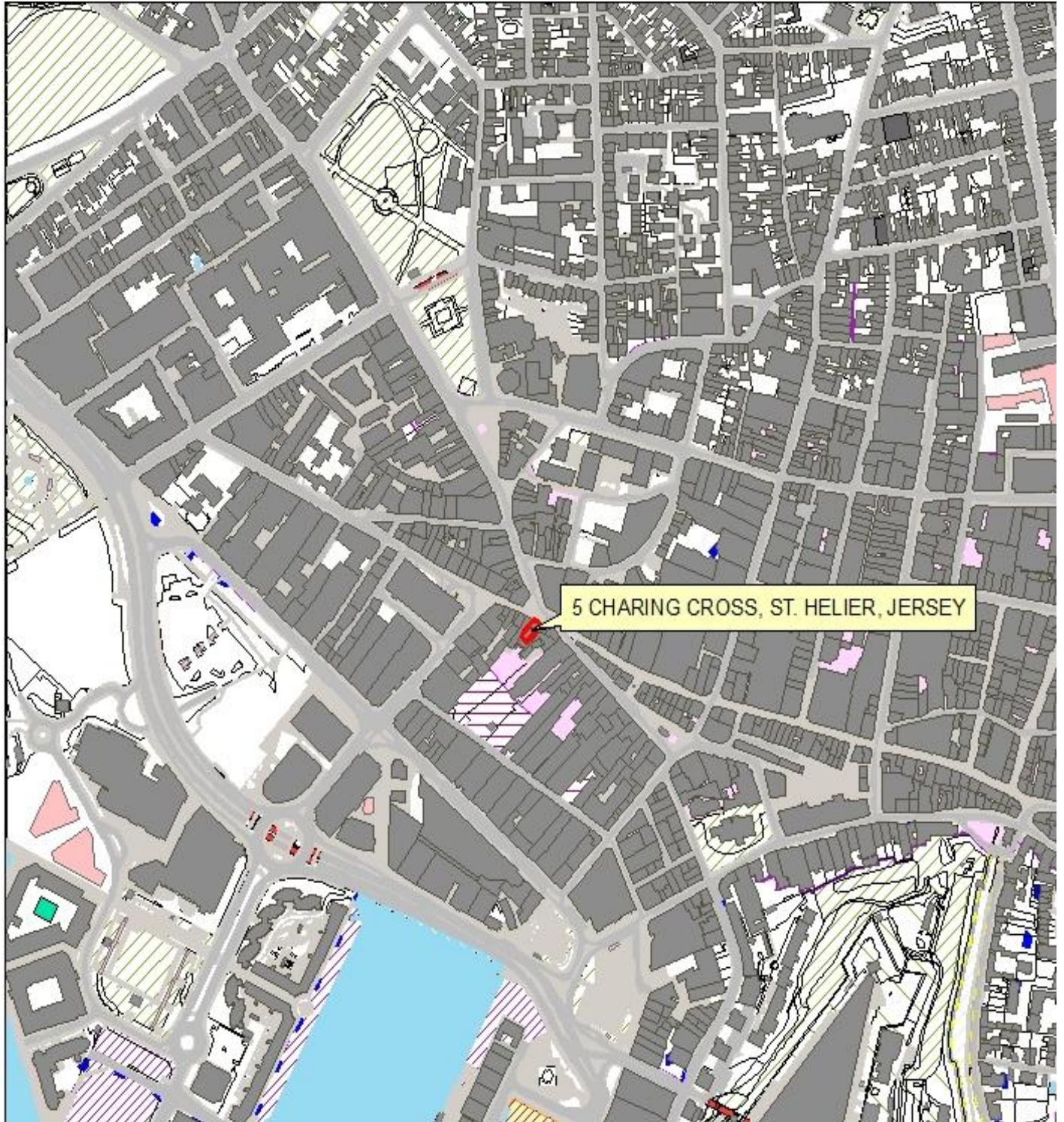


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