

TO LET

35 KING STREET

ST HELIER
JERSEY

PRIME RETAIL UNIT TO LET



- 2,732 SQ.FT. (253.80 SQ. M.)
- PRIME CORNER LOCATION
- NEW LEASE AVAILABLE
- RENT £115,000 PER ANNUM

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CBRE

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LOCATION

The property occupies a prime prominent, landmark, location at the junction of King Street, Brook Street and Vine Street. The property occupies a prime retail location opposite Voisin's Department Store and Paperchase and benefits from a large King Street frontage of approximately 35ft. The nearby area offers a mix of significant retail including De Gruchy Department Store, Next, Topshop and JD Sports to name a few. The ground and first floor is a mixture of retail and storage whilst the remainder of the property is made up of a large unused residential flat.



DESCRIPTION

The premises form a significant ground floor corner retail unit and is to be let on an "as is" basis. The ground floor is predominantly used for retail, with the exception of a small managers office area whilst the first floor is used for retail, staff room and storage. Attached for reference purposes are some floor plans showing the existing layout.



AREA

FLOOR	USE	AREA
Ground	Retail	1,286 sq ft
Ground	Ancillary	379 sq ft
First	Retail	760 sq ft
First	Ancillary	307 sq ft
Second & Third	Residential (Unused)	3/4 bed flat



LEASE TERMS

The premises are available subject to contract by way of a new nine year FRI lease. The lease will be subject to three yearly upward only JRPI rent reviews.



RENTAL

Asking rent £115,000 per annum exclusive of GST.

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COSTS

Each party will be responsible for their own legal & any other associated costs in any transaction whether or not it completes.



VIEWING AND FURTHER INFORMATION

Further details and viewing strictly upon application to the vendors sole agents.



CONTACT US

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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%.

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