

# FORMER ST MARTIN PRIMARY SCHOOL

ST MARTIN, JERSEY



- **LAST REMAINING UNIT**

- **2,084 SQ FT**

- **HEALTH & WELLNESS TYPE USER PREFERRED**

- **OTHER USES CONSIDERED**

- **AMPLE PARKING**

- **OTHER OCCUPIERS INCLUDE M&S SIMPLY FOOD, VILLAGE VETS & MERCURY**

## LAST REMAINING UNIT TO LET



For information, contact:

**GUY GOTHARD FRICS**

t: 01534 874141

e: [guy.gothard@cbre.com](mailto:guy.gothard@cbre.com)

**JON CARTER**

t: 01534 874141

e: [jon.carter@cbre.com](mailto:jon.carter@cbre.com)

**HUGO MENDONCA MRICS**

t: 01534 874141

e: [hugo.mendonca@cbre.com](mailto:hugo.mendonca@cbre.com)

CBRE

45 Century Buildings

The Esplanade

St Helier

Jersey

JE2 3AD

t: 01534 874141

**SUBJECT TO CONTRACT**

On behalf of the Parish of St Martin, we are delighted to offer the last remaining unit within "La Vieille Ecole", a redevelopment of the former Parish primary school that will comprise a high-quality food retail convenience store (pre-let to M&S Simply Food), a veterinary practice (pre-let to Village Vets), a retail unit (pre-let to Mercury for the sale of medical equipment), together with a unit with planning consent for a doctors' surgery with integrated pharmacy, or other health and wellness provider such as a dentist, an optician, a counsellor or therapist, an osteopath, or a chiropractic.

**Alternative occupier uses** will be considered for the last remaining unit, subject to Planning.

The redevelopment of the school has received Planning consent and building works will commence in February 2019, with practical completion anticipated to be late September 2019.

The redevelopment will incorporate measures to enhance pedestrian safety in the area and over 30 on-site parking spaces (in addition to the 100 spaces in the existing Parish car-park over the road).

**DISCLAIMER: CBRE**

CBRE on its behalf and for the Vendors or Lessors of this property whose Agents they are, give notice that:

1. These particulars are set out as a general outline only for guidance to intending Purchasers or Lessees, and do not constitute any part of an offer or contract.
2. Details are given without any responsibility and any intending Purchasers, Lessees or Third Parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
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4. Unless otherwise stated, all prices and rents are quoted exclusive of GST.

**CBRE**

[www.cbre.co.uk](http://www.cbre.co.uk)

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The development will be sympathetic to both its heritage and the surrounding country environment, using its attractive and historic façade to provide a scenic and prominent elevation for purpose-built accommodation inside.

## Accommodation (see attached plan)

| Demise | Use                                   | Size GIA           |
|--------|---------------------------------------|--------------------|
| Unit 1 | Pre-let to <b>Village Vets</b>        | 1,382 sq ft approx |
| Unit 2 | Pre-let to <b>Mercury</b>             | 1,638 sq ft approx |
| Unit 3 | Pre-let to <b>M&amp;S Simply Food</b> | 2,250 sq ft approx |
| Unit 4 | Available                             | 2,083 sq ft approx |

## Terms

The last remaining unit is available by way of a new nine-year FR&I lease at a rental of £25 psf, subject to 3 yearly JRPI increases.

## Further details and Viewing

Further details available on request and viewing by arrangement with the vendor's sole agent CBRE.

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