



Maillard  
& Co

£ 500,000

25 New Street

For Sale



4500 Sq Ft

- |                                     |                            |
|-------------------------------------|----------------------------|
| Basement storage                    | Central location           |
| Self-contained unit                 | Flying freehold sale       |
| Large parking space and loading bay | 600kg good lift            |
| Unique opportunity                  | c. 4,500 sq ft             |
| CCTV system                         | Fob security access system |

## Property details

A truly unique opportunity.

Secure basement storage facility with parking space, loading bay and goods lift

The premises are conveniently located on New Street close to the St Pauls Gate development, thus within the commercial centre of St Helier and a short distance from King Street.

The immediate surrounding area incorporates an established mix of financial and legal orientated entities such as Deutsche Bank, Jersey Water, Vistra and Bedell Cristin to name but a few.

A mix of catering/shopping outlets can be availed of within the immediate vicinity such as Mange Tout, RFresh and De Gruchys Brasserie.

The property which was formerly a bank vault has been refurbished to provide a unique storage / archive space. Other uses may be possible subject to suitable consents being obtained.

A 600kg hydraulic lift has been installed together with a CCTV system and fob access entry system. The premises also benefit from a fire alarm system, WC.

Externally the property includes a loading bay together with a 6m x 3m parking space.

The basement has been measured in accordance with the Royal Institution of Chartered Surveyors code of measuring practice and have a Net Internal Area of c. 4,500 sq ft.

### Terms

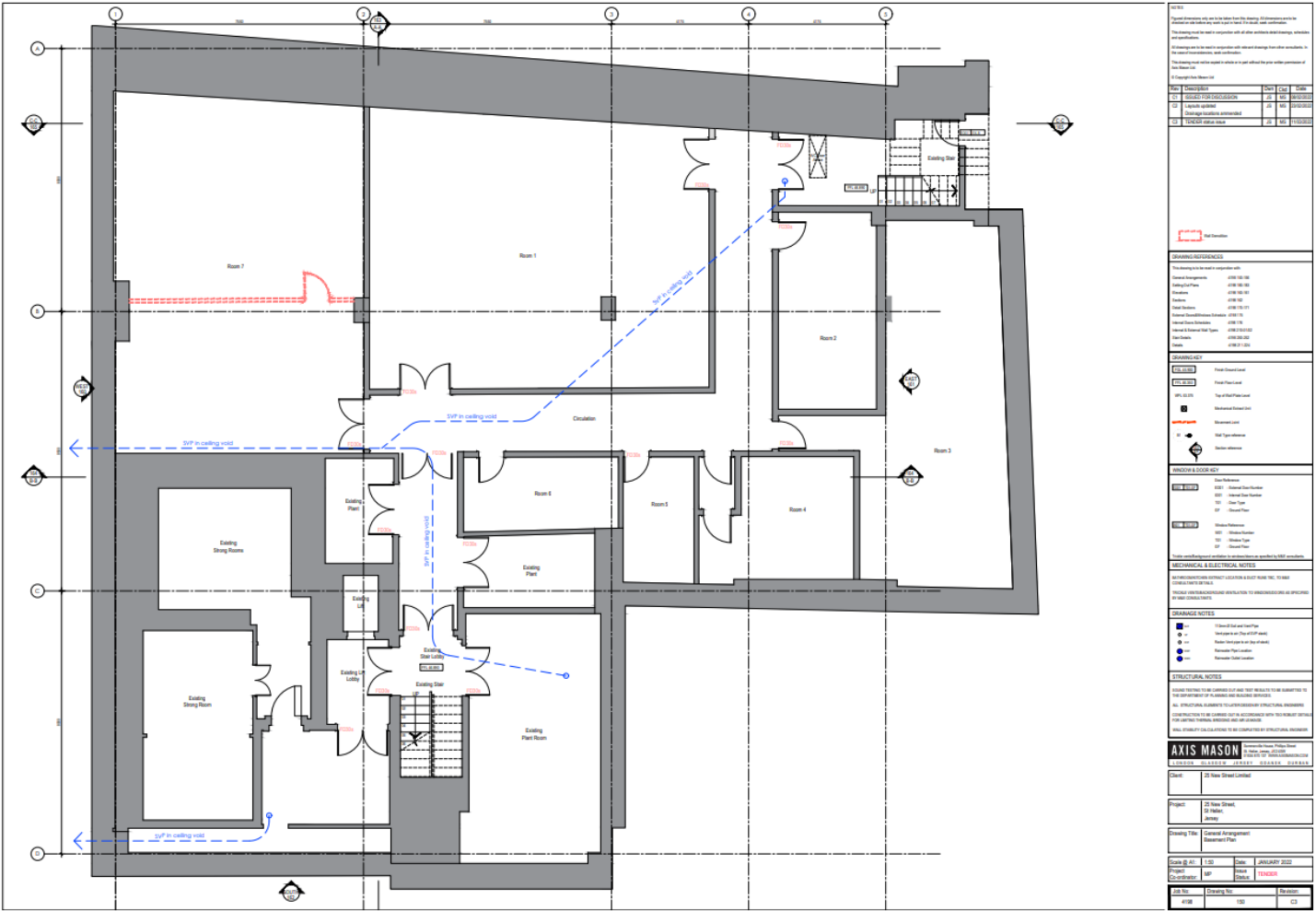
The property is being offered for sale, subject to contract on a flying freehold basis.

### Legal Costs

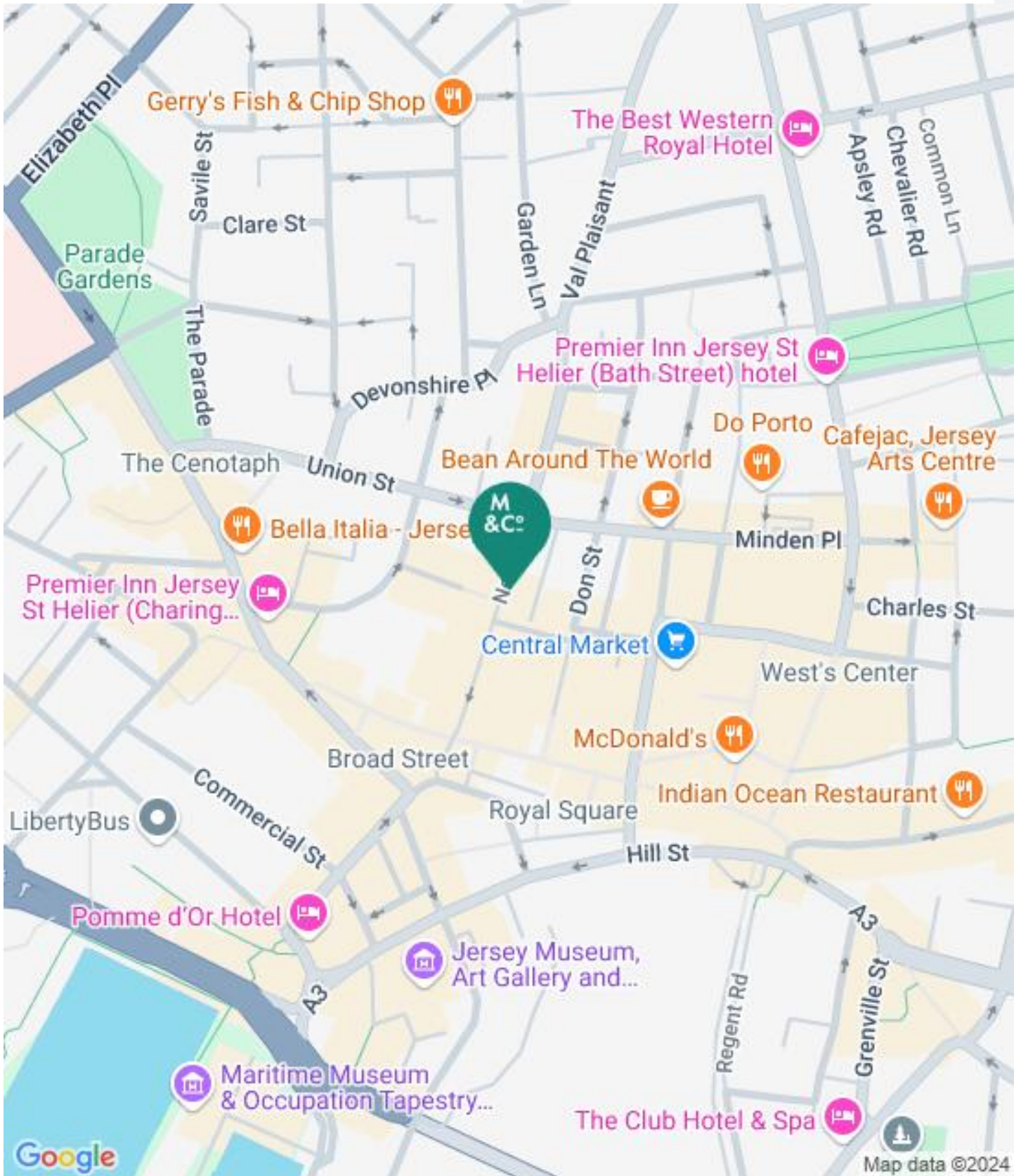
Each party will bear their own legal costs associated with the transaction whether or not it completes.







For Sale



## Simon Gale

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## Disclaimer

Please call Maillard & Co on 880 880. Please note that all areas and measurements given in these particulars are approximate and rounded. The text, photographs and floor plans are for general guidance only.

Once an offer is accepted and negotiations for the purchase of a property are entered into, the prospective purchasers will be asked to produce photographic identification (passport or driving licence) and proof of residency documentation eg, a current utility bill together with confirmation of source of funds. This is in order for us to comply with the current Money Laundering Legislation.



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&C<sup>o</sup>

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