



Maillard
& Co

£ 18,000

First floor, Burrard Street

To Let



715 Sq Ft

First floor

Class K - Medical Use

715 sq ft

Property details

Dentist surgery / medical consulting rooms

Location

Situated on the northern side of Burrard Street the property forms the corner with Rue de Funchal/ James Street. The area is a mix of retail, residential and food & beverages. Being part of the one-way system, Burrard Street benefits from excellent vehicular and pedestrian flow.

Local businesses include JT, Bean Around The World, Splendida, Elizabeth Howell, Jersey Library and the historic fish market.

Description

The property benefits from the following:

- First floor suite
- Class K medical use - previously used as a dental surgery (other uses considered, subject to usual consents)

Accommodation

The property which has been measured in accordance with RICS guidelines provides the following approximate Net Internal Areas:

First floor: 715 sq ft

Terms

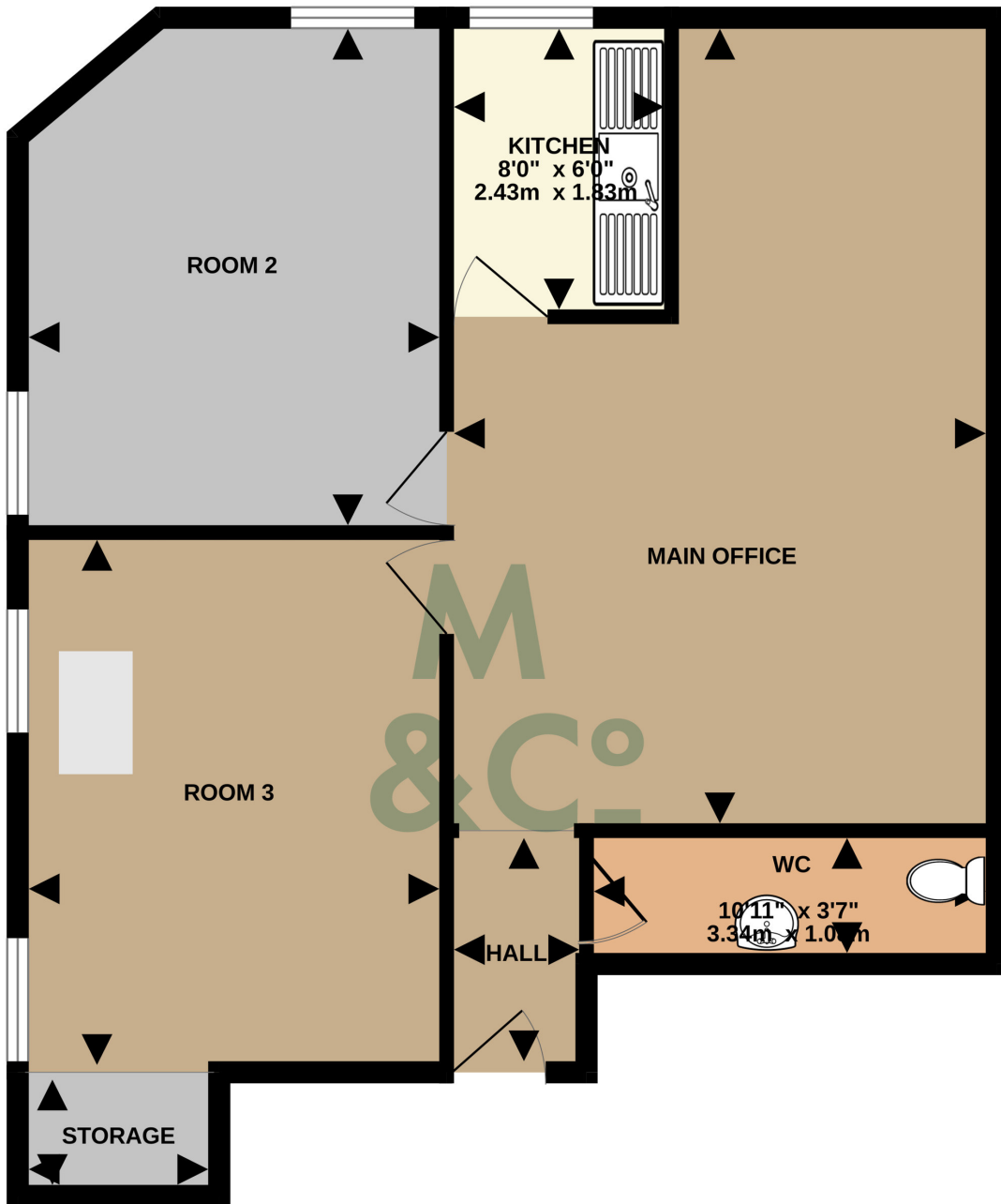
The property is available to let immediately by way of a new internal repairing and insuring lease at a commencing rental of £18,000 per annum (exclusive of rates, insurance and GST). Any transaction will be subject to the obtaining of references, guarantees and any official consents as may be required in the usual fashion.

Legal Costs

Each party will be responsible for their own legal costs associated with the letting whether or not it completes.



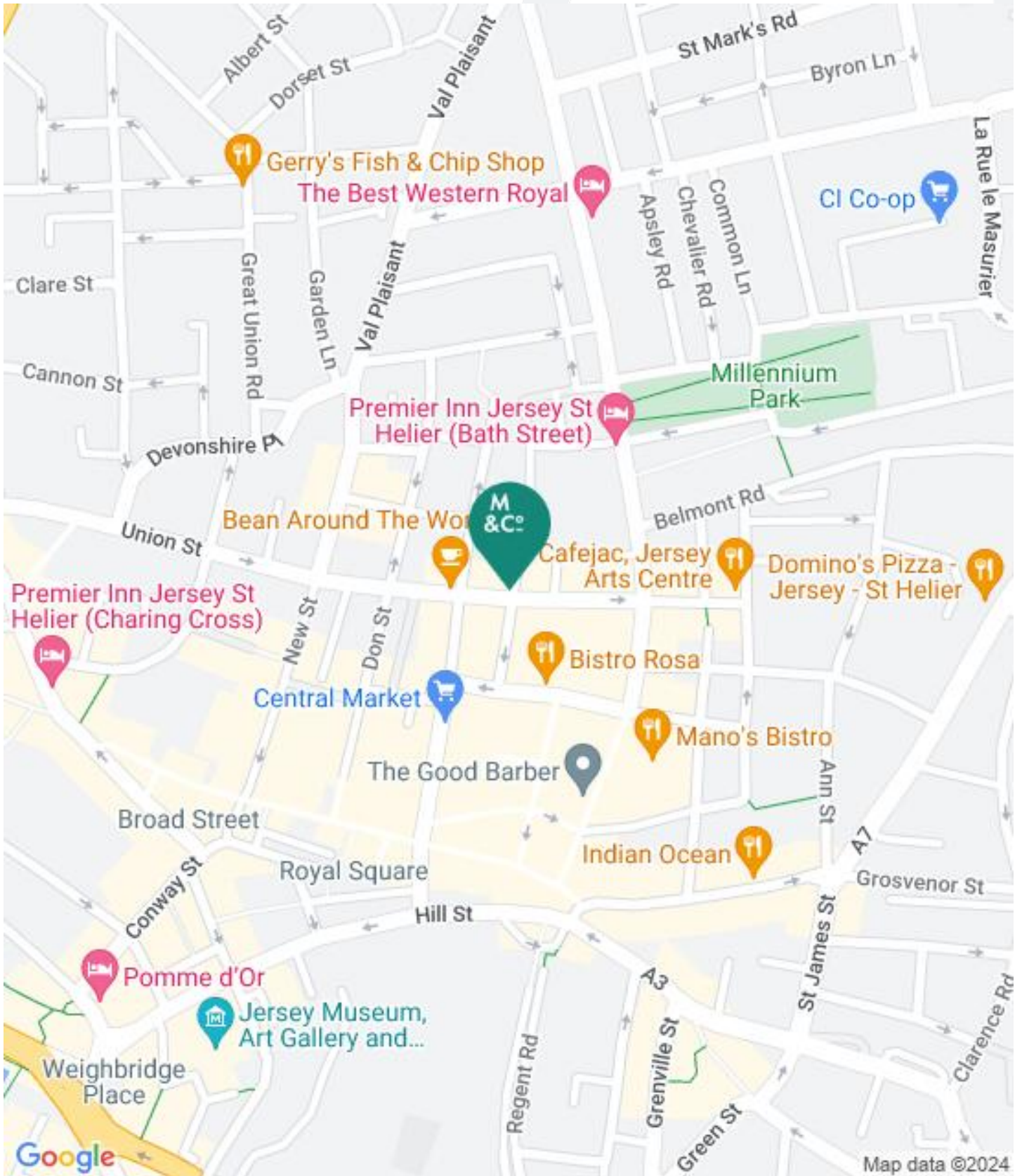
FIRST FLOOR
715 sq.ft. (66.4 sq.m.) approx.



FIRST FLOOR SUITE -

TOTAL FLOOR AREA : 715 sq.ft. (66.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Commercial contacts

To Let

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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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