



Maillard  
& Co

£ 8,125

Maison Bryant, Grands Vaux

To Let



325 Sq Ft

Maison Bryant	325 Sq Ft
Affordable retail unit	Grands Vaux
Flexible terms	

## Property details

### Location

The property is located in Maison Bryant, a small mixed-use block adjacent to the Grands Vaux Court development on Grand Vaux in St Saviour. The area is mainly residential but a Morrisons convenience store occupies a neighbouring unit.

### Property

The property benefits from the following:

- Large shop frontage
- WC
- Open Plan
- Kitchenette
- Customer car parking

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

Ground floor: 325 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 £7,500 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

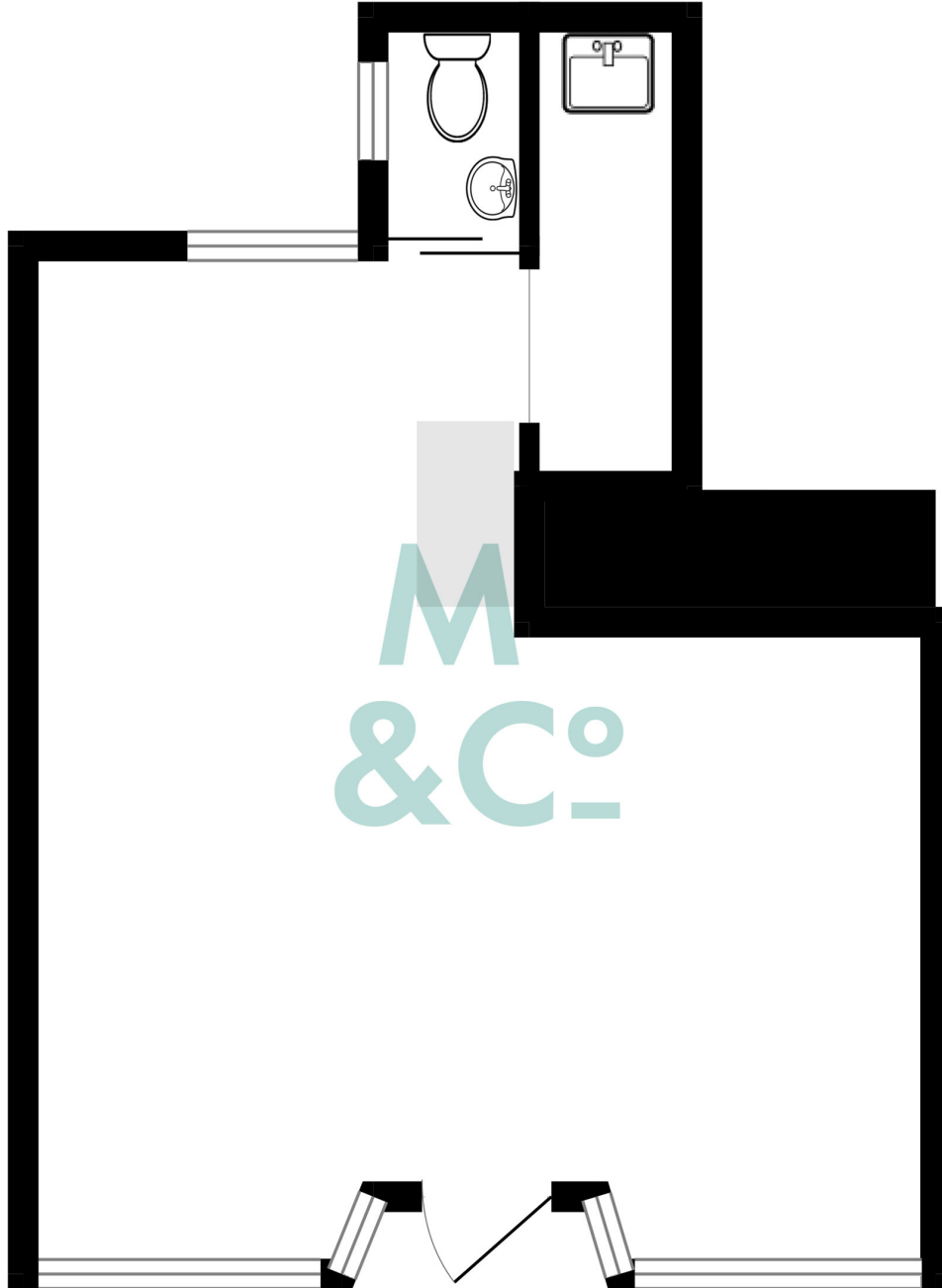
Each party will be responsible for their own legal costs associated with the letting whether or not it completes.

Out Of Town - Affordable Retail Unit

T: 01534 880 880 • [commercial@maillardandco.com](mailto:commercial@maillardandco.com)

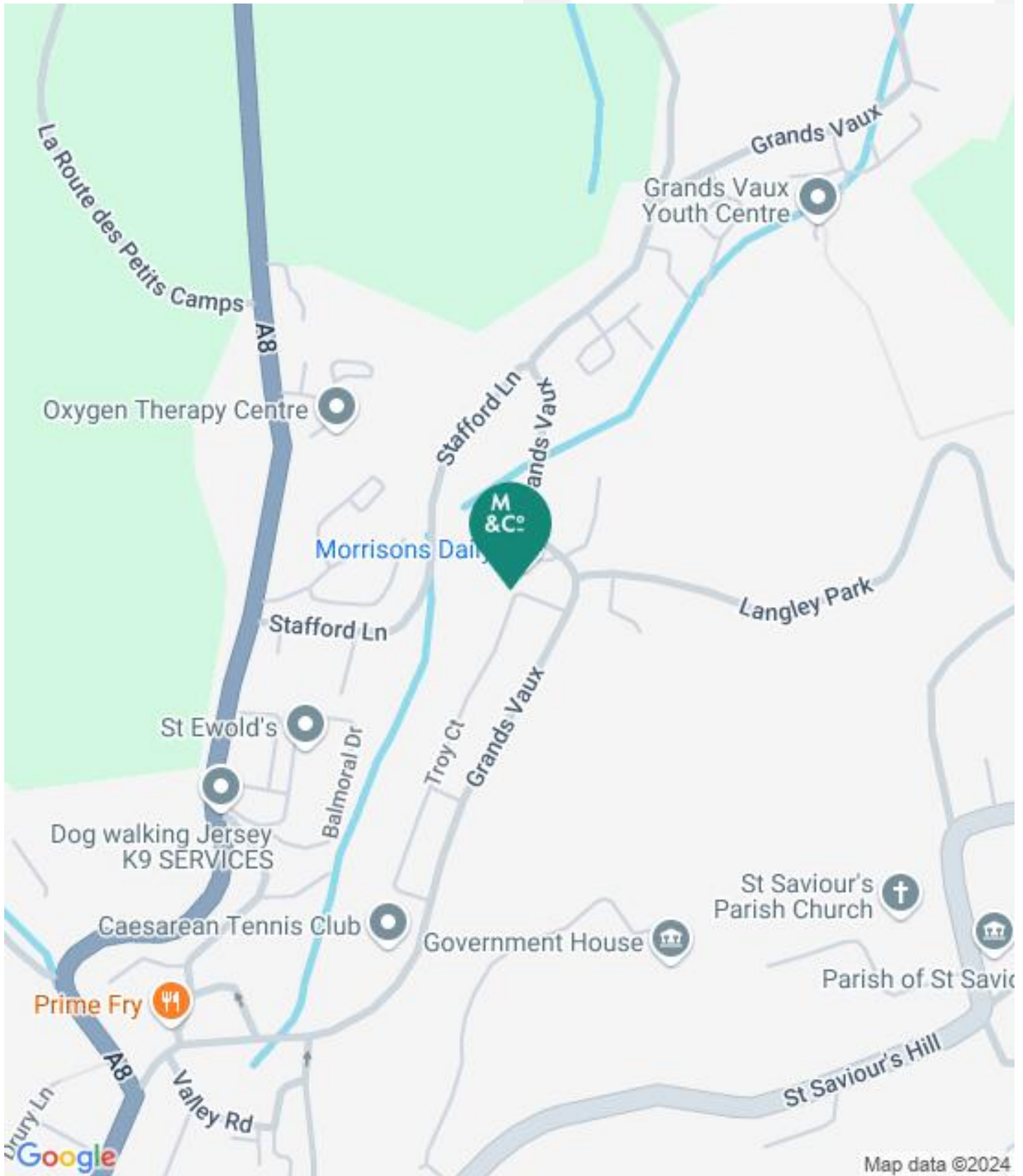


GROUND FLOOR  
325 sq.ft. (30.2 sq.m.) approx.



TOTAL FLOOR AREA : 325 sq.ft. (30.2 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

## 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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