



Maillard  
& Co

£ 24,000

Ground Floor, La Colomberie

To Let



1078 Sq Ft

Immediately Available	1078 sq ft
Prominent Location - High Footfall	St Helier
Retail / Cafe	£24,000 per annum

## Property details

Ground Floor Retail / Cafe Unit To Let

### Location

Situated on the southern side of Colomberie, close to its junction with La Chasse, the premises form part of a long established retail pitch trading by a mix of predominantly local retailers and eateries.

The premises benefit from excellent vehicular and pedestrian flow and surrounding areas made up of a high number of office occupiers and residential apartments.

The premises are also situated in between Green Street Multi and Snow Hill Car Park.

### Description

The property benefits from the following:

- Large shop frontage
- WC
- Open Plan
- Ample Storage

### Accommodation

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

Ground floor: 1078 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 £24,000 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.

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

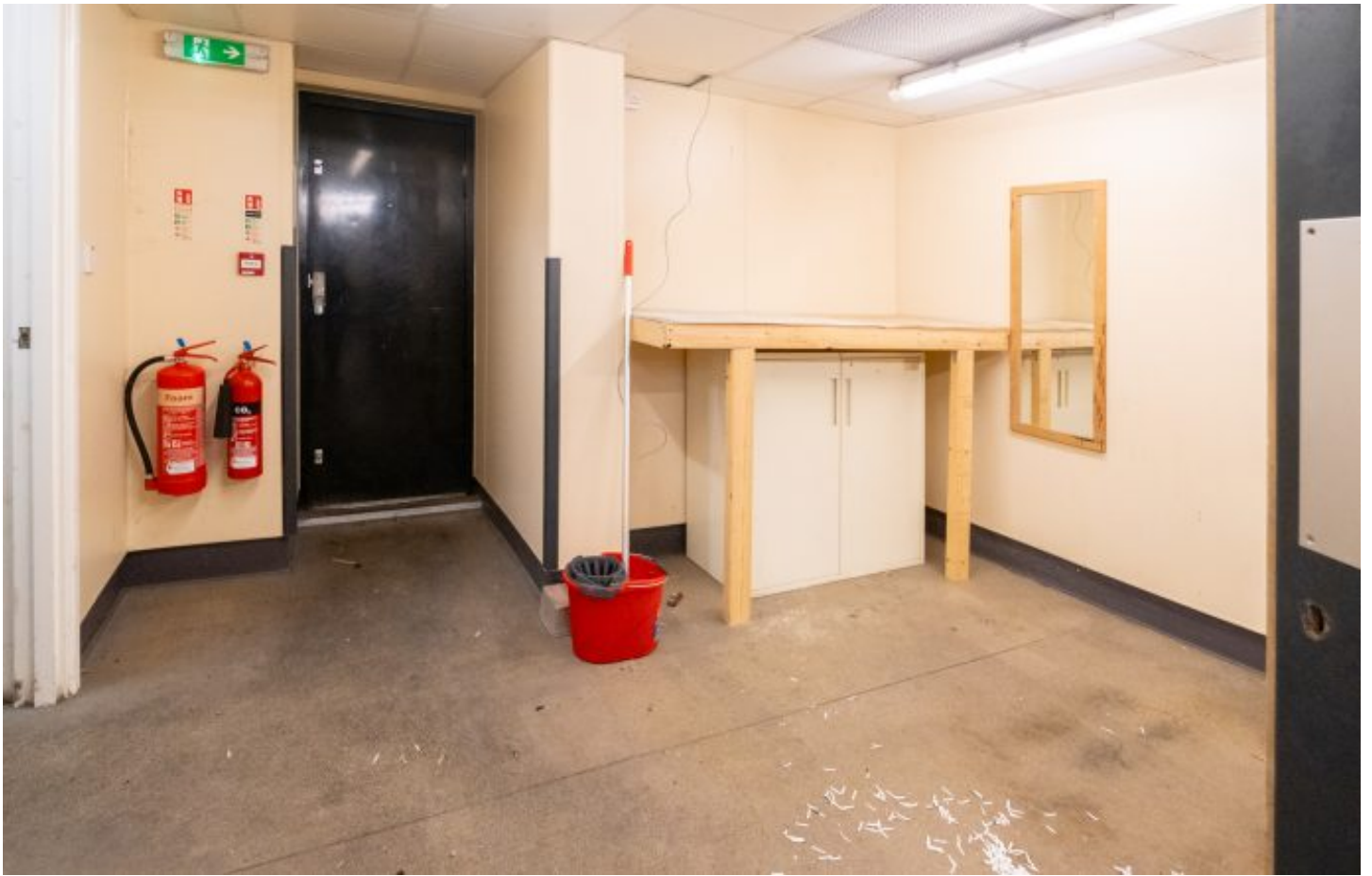
Legal Costs

To Let

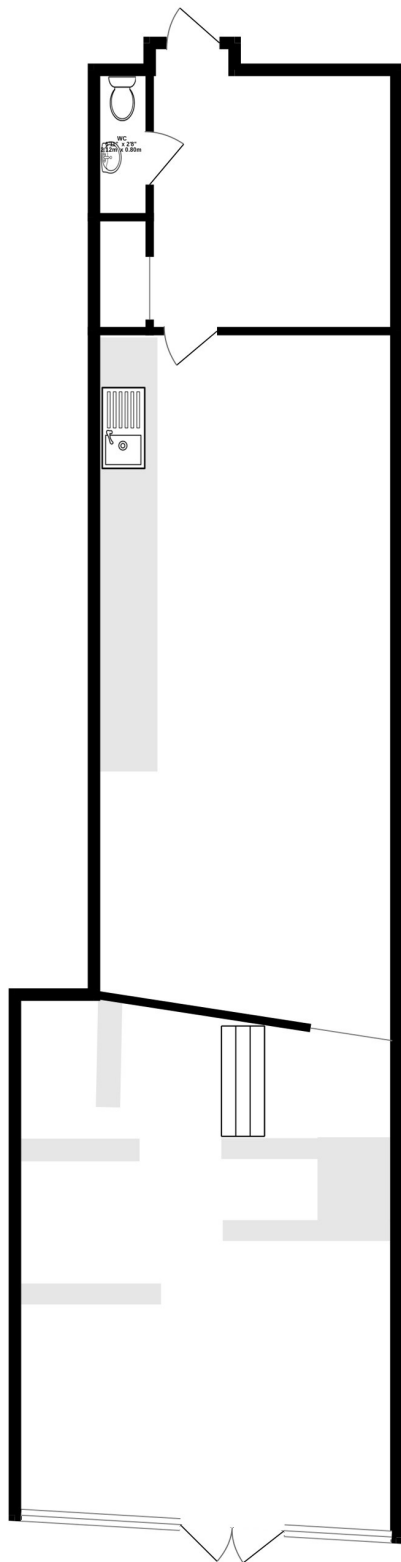
Each party will be responsible for their own legal costs associated with the letting whether or not it completes.







GROUND FLOOR  
1078 sq.ft. (100.1 sq.m.) approx.



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&C<sup>o</sup>

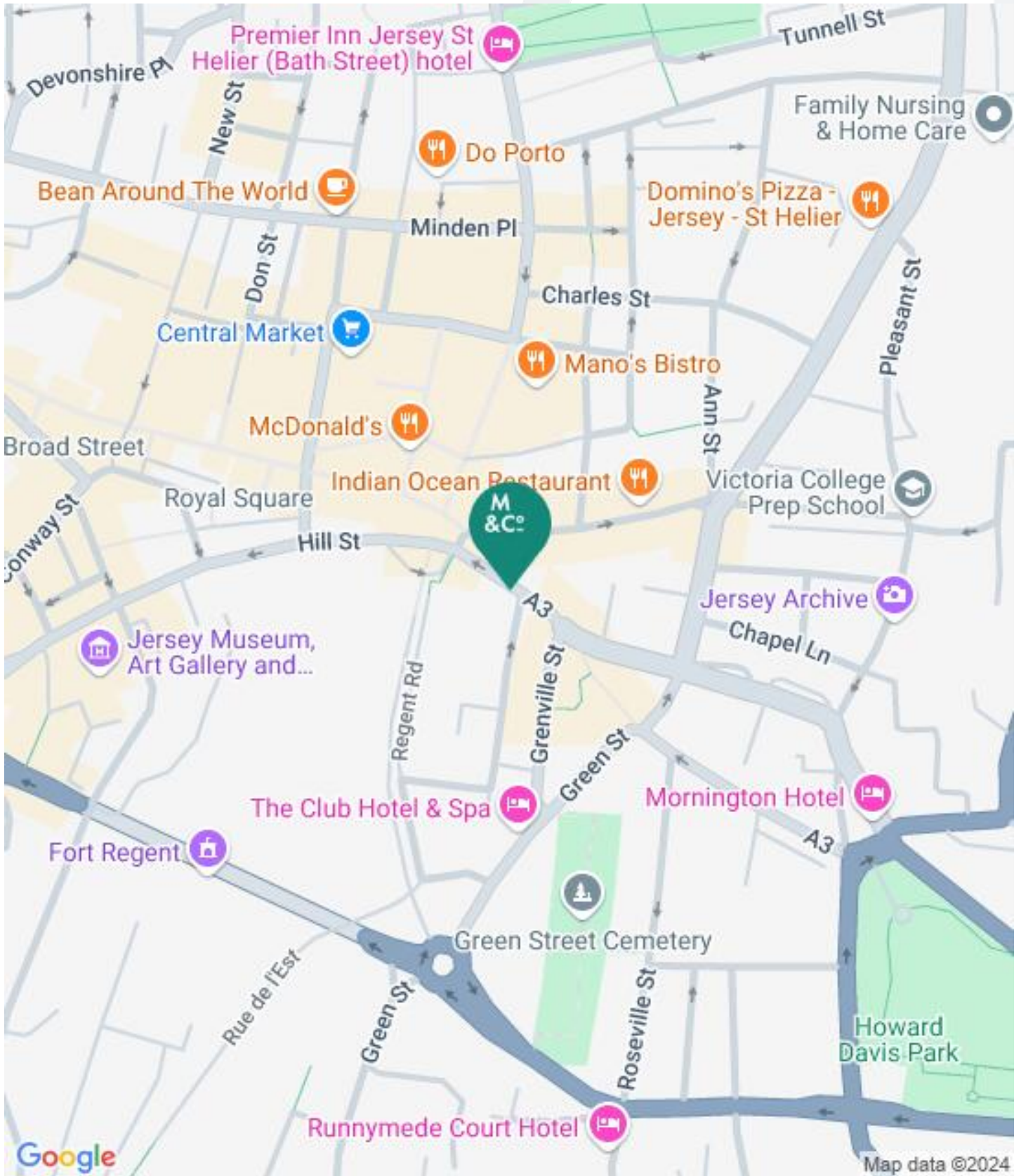
TOTAL FLOOR AREA : 1078 sq.ft. (100.1 sq.m.) approx.

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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JERSEY ESTATE AGENTS ASSOCIATION

PROTECTED





# 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.



Maillard  
&C<sup>o</sup>

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