



Maillard  
& Co

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The Pavillions, La Route de Beaumont

To Let



933 Sq Ft

Ground floor retail unit

5x parking spaces

Excellent specification

To Let

## Property details

This ground floor retail space offers a unique opportunity for businesses seeking a vibrant and bustling area to establish themselves. With its enviable location and versatile layout, this property is perfectly situated for various retail ventures.

### Excellent location

Situated at Goose Green at Beaumont and adjacent to one of Jersey's busiest thoroughfares the property enjoys good visibility and significant passing footfall making it an ideal destination for both locals and tourists.

Directly neighbouring the property is the busy Co-op Locale convenience store along with the newly developed Pavillions residential scheme.

### Versatile usage

Whether you envision a flagship retail store, boutique shop, gallery or a combination of uses, this property caters to a wide array of business ventures and currently benefits from Class A (retail) use.

The property currently trades as a golf & leisure retail operation. The retail space is serviced by a separate store room.

### Modern amenities

This important building was used during the second World War as a bakery for Operation Todt. Having been fully refurbished to a very high specification only a couple of years ago, the property now benefits from modern amenities that will ensure the seamless operation of your business and the comfort of your customers. It features excellent lighting, heating and ventilation systems to create a welcoming environment.

The property has the benefit of 5 x allocated parking spaces directly in front of the building.

### High visibility

With its prominent frontage and expansive display windows, this property offers exceptional visibility to attract passersby and effectively showcase your products or services. The opportunity to display captivating signage further enhances brand visibility and recognition.

### Areas

The property has been measured in accordance with RICS Measuring Standards and comprises the following:

Retail: 72.96 Sqm / 785 Sqft

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Store room (retail): 13.76 Sqm / 148 Sqft

Total: 186.72 Sqm / 933 Sqft

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#### Terms

The property is available for lease by way of a 9 year internal repairing and insuring term.

#### PRICE ON APPLICATION

Both the landlord and the tenant will be responsible for their own legal costs associated with the transaction, regardless of whether the lease is ultimately completed or not.

Please note that the information provided is based on the given terms and may vary depending on the specific circumstances and legal jurisdiction.

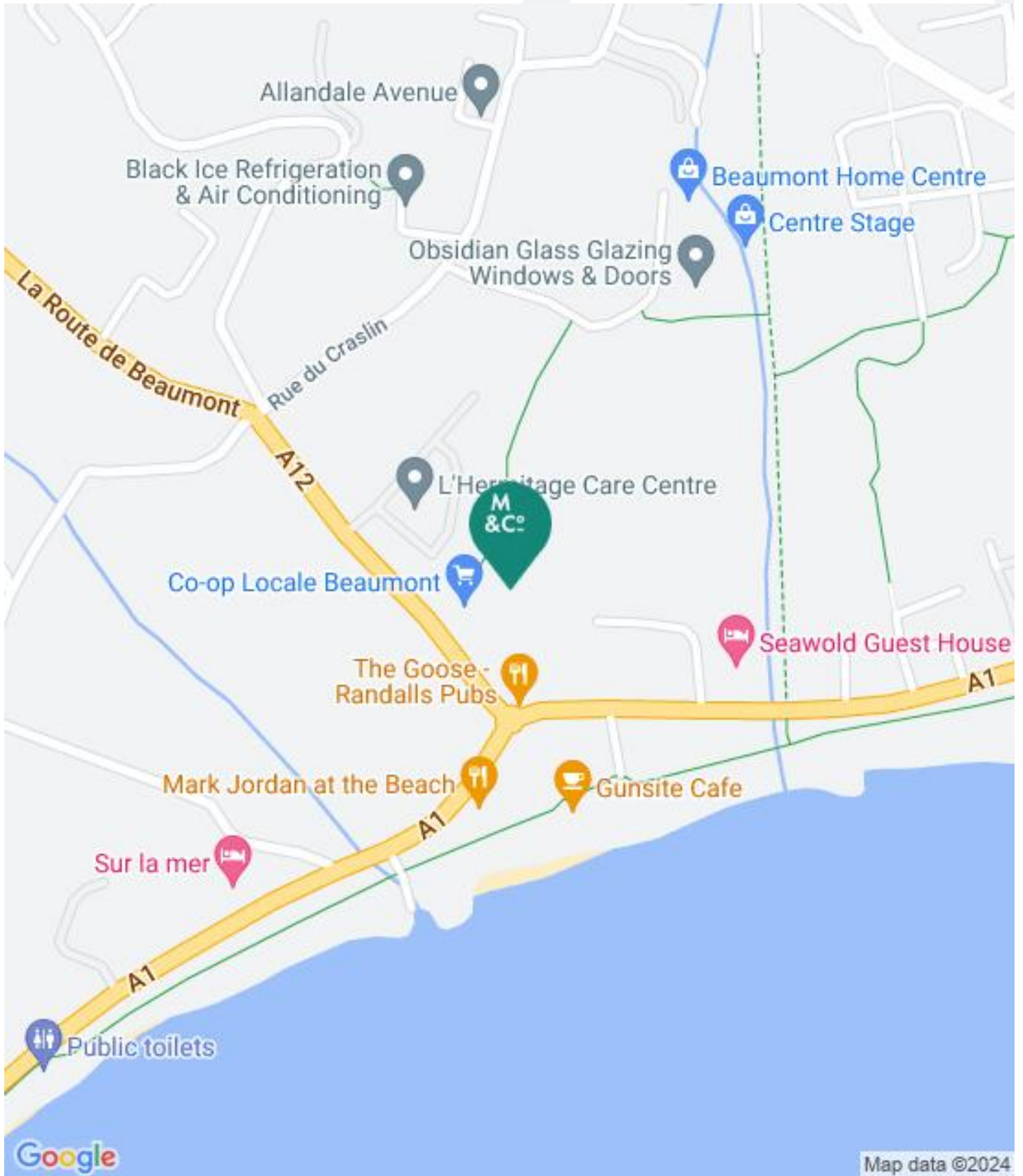
Stunning retail unit

Price on application









# 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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