



Maillard  
& Co

£ 35,655

La Route des Quennevais

To Let



1179 Sq Ft

Large frontage	Established retail location
Excellent visibility	High footfall location
Customer Parking	1,179 sq ft

## Property details

The property is located in the Parish of St Brelade, the island's second largest conurbation, adjacent to La Route de Quennevais, the principal thoroughfare through St Brelade. The Quennevais Parade and Precinct is the island's largest out of town multi let retail scheme.

Nearby established occupiers include Iceland, Coop Pharmacy, Pentagon and 1823 Cellar.

- A volume of high visibility retail space
- Vibrant mix of established retailers in a proven location
- Large customer car park
- Established pedestrian and vehicular thoroughfare

The unit is essentially open plan at ground floor level with the lower ground floor currently set up as a salon with separate WC, kitchenette, and spa room.

The unit has been measured in accordance with RICS Code of Measuring Practice as follows:

- Ground floor 542 sq ft
- Lower ground floor 637 sq ft

### Terms

The property is available to let from 1st March 2024 by way of a new 9 year internal repairing and insuring lease at a commencing rental of £35,655 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.

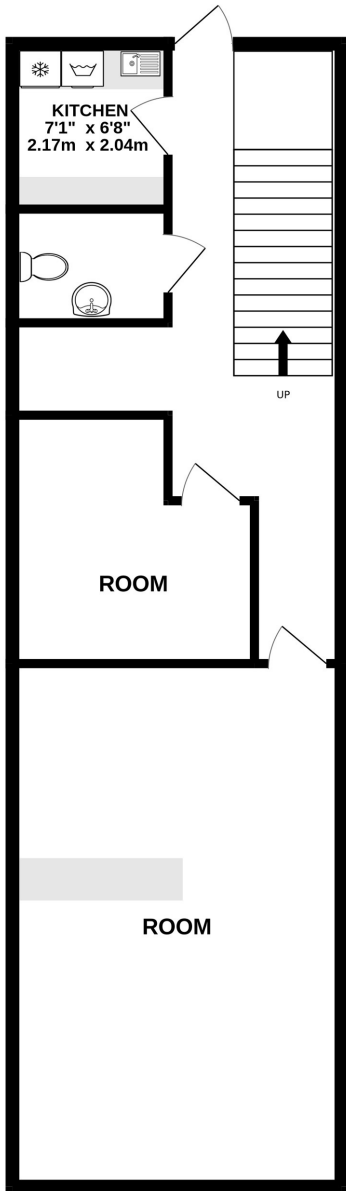
### Legal Costs



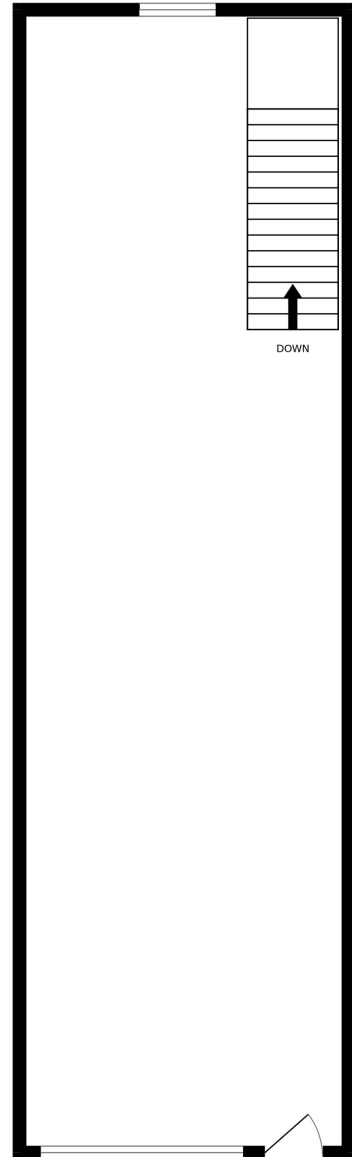




BASEMENT  
697 sq.ft. (64.7 sq.m.) approx.



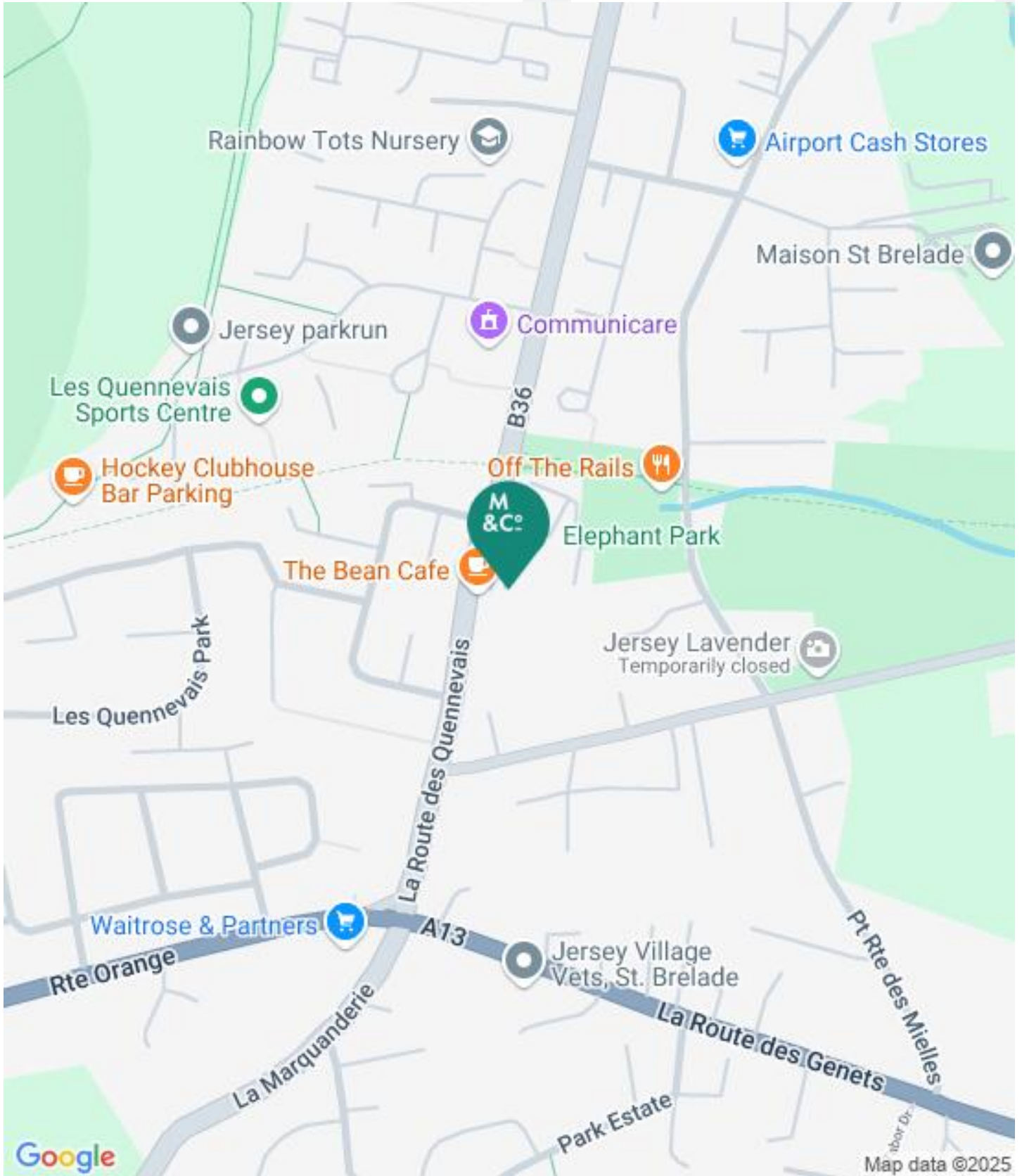
GROUND FLOOR  
697 sq.ft. (64.7 sq.m.) approx.



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TOTAL FLOOR AREA: 1394 sq.ft. (129.5 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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## 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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