



Maillard
& Co

£ 55,000

Mulcaster Street

To Let



2898 Sq Ft

Retail / Storage	2,060 sq ft at ground floor
Prominent frontage	840 sq ft basement
St Helier	

Property details

Ground Floor Retail Unit With Basement Storage

Location

Situated on the corner of Mulcaster Street and Pier Road the property comprises a large open plan retail unit with separate storage facilities located in the basement. The property occupies a prominent corner position over looking St Helier Parish Church and is a short walk from King Street and Royal Square. Pier Road and Snow Hill public car parks are also in close proximity.

Accommodation

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

Ground floor: 2060 sq ft

Basement: 840 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 £55,000 per annum (exclusive of rates, insurance and GST).

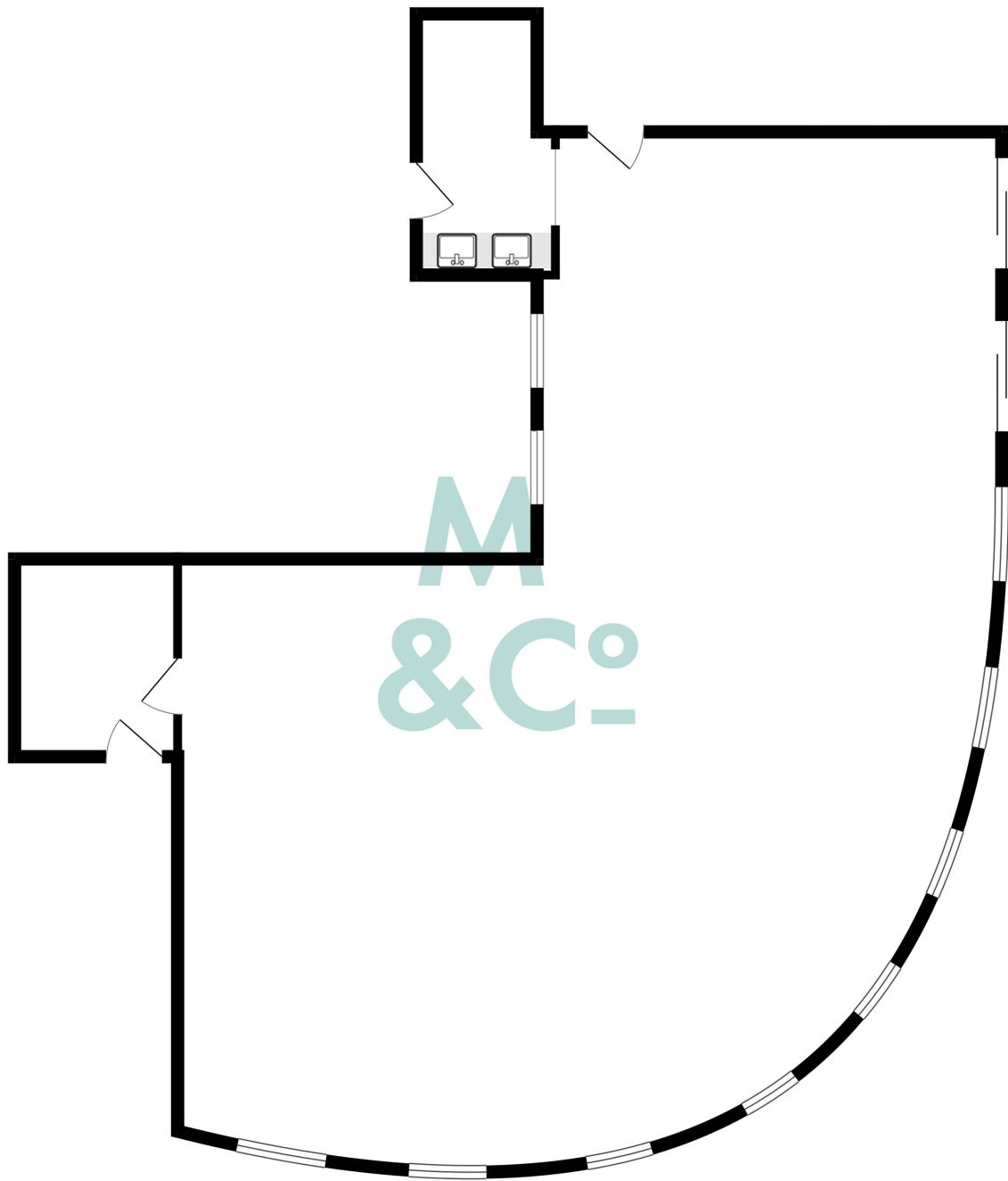
Any transaction will be subject to the obtaining of references, guarantees and any official consents as may be required in the usual fashion.

Legal Costs

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

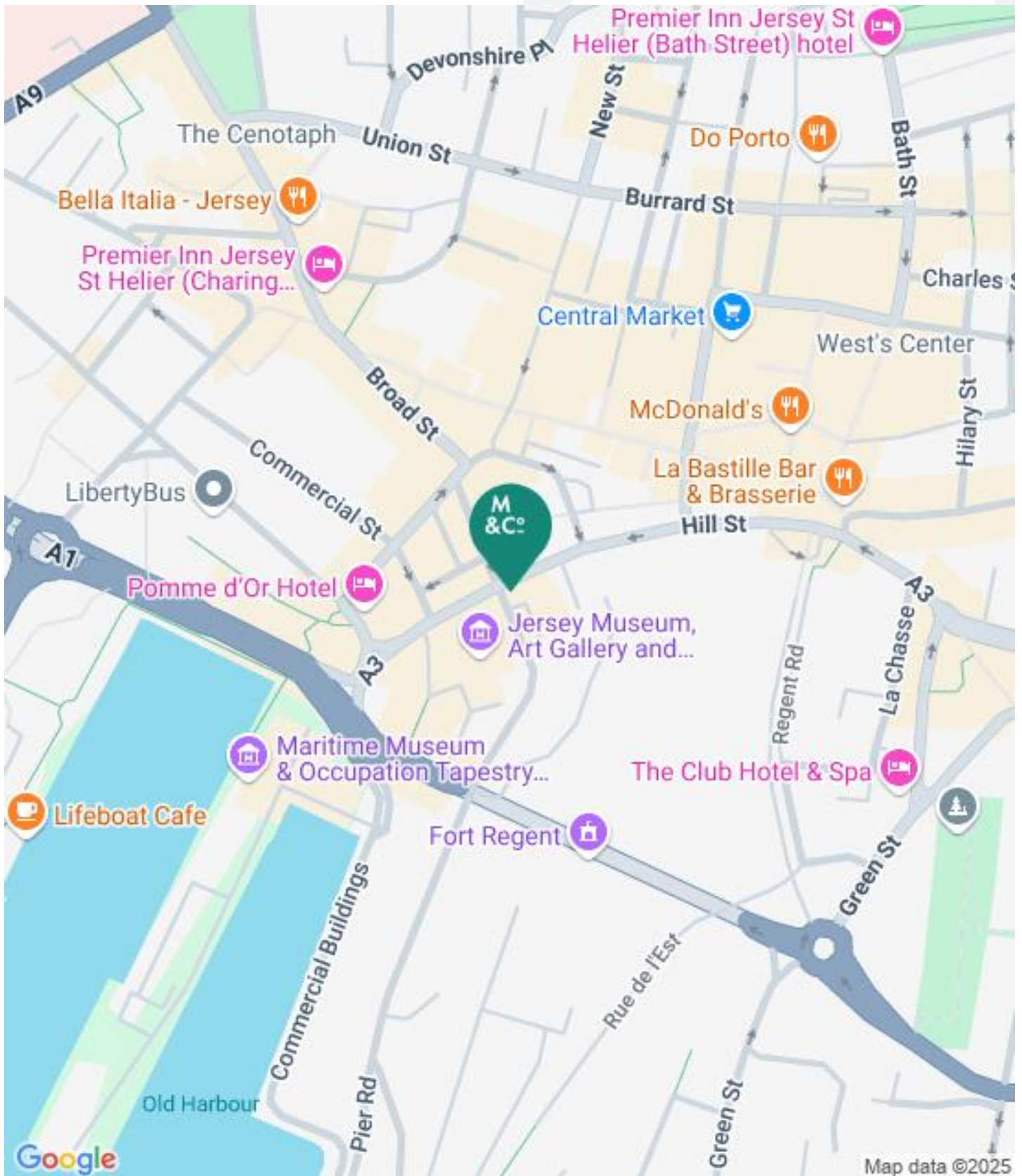


GROUND FLOOR
1863 sq.ft. (173.1 sq.m.) approx.



TOTAL FLOOR AREA : 1863 sq.ft. (173.1 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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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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