



Maillard
& Co

£ 21,000

New Street

To Let



733 Sq Ft

Retail Unit

St Helier

733 sq ft

WC & Kitchenette

Store / office

Property details

Ground floor retail unit

Location

The shop occupies a prominent position on the corner of New Street and Duhamel Street and is a short distance from the main retail thoroughfares of King Street and Queen Street. The immediate surrounding area includes a mix of predominantly retail and residential properties. Nearby occupiers include Costa Electrics, Paraiso Cafe and Jason's Barbers.

Description

The property benefits from the following:

- Corner window frontage
- Self-contained WC and kitchenette
- Office / store

Accommodation

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

Ground floor: 733 sq ft

Terms

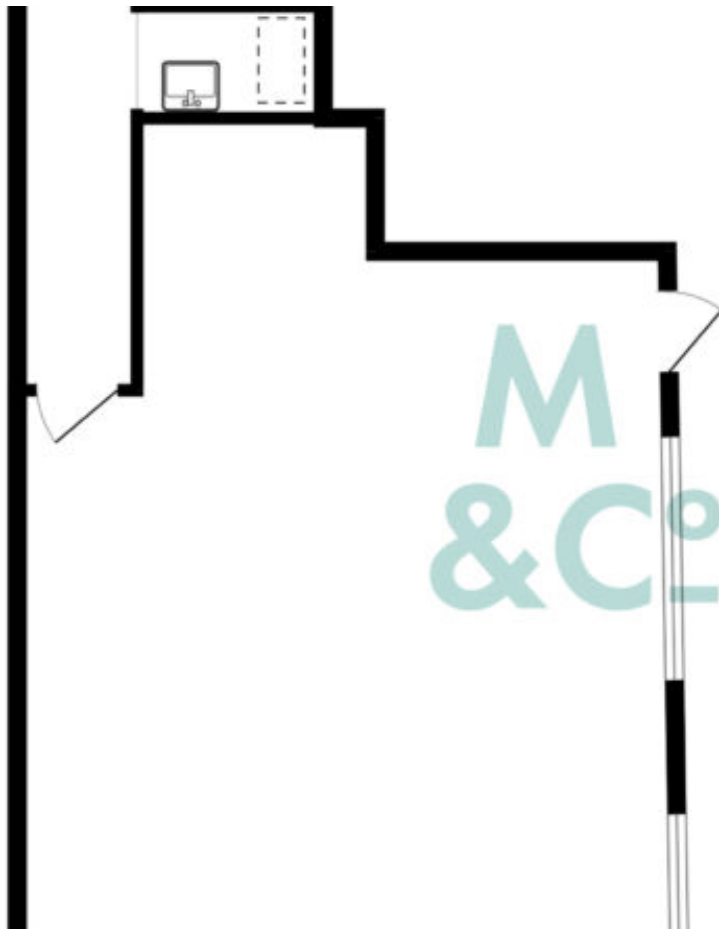
The property is available to let immediately by way of a new 9 year internal repairing and insuring lease at a commencing rental of £21,000 per annum (exclusive of rates, insurance and GST).

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

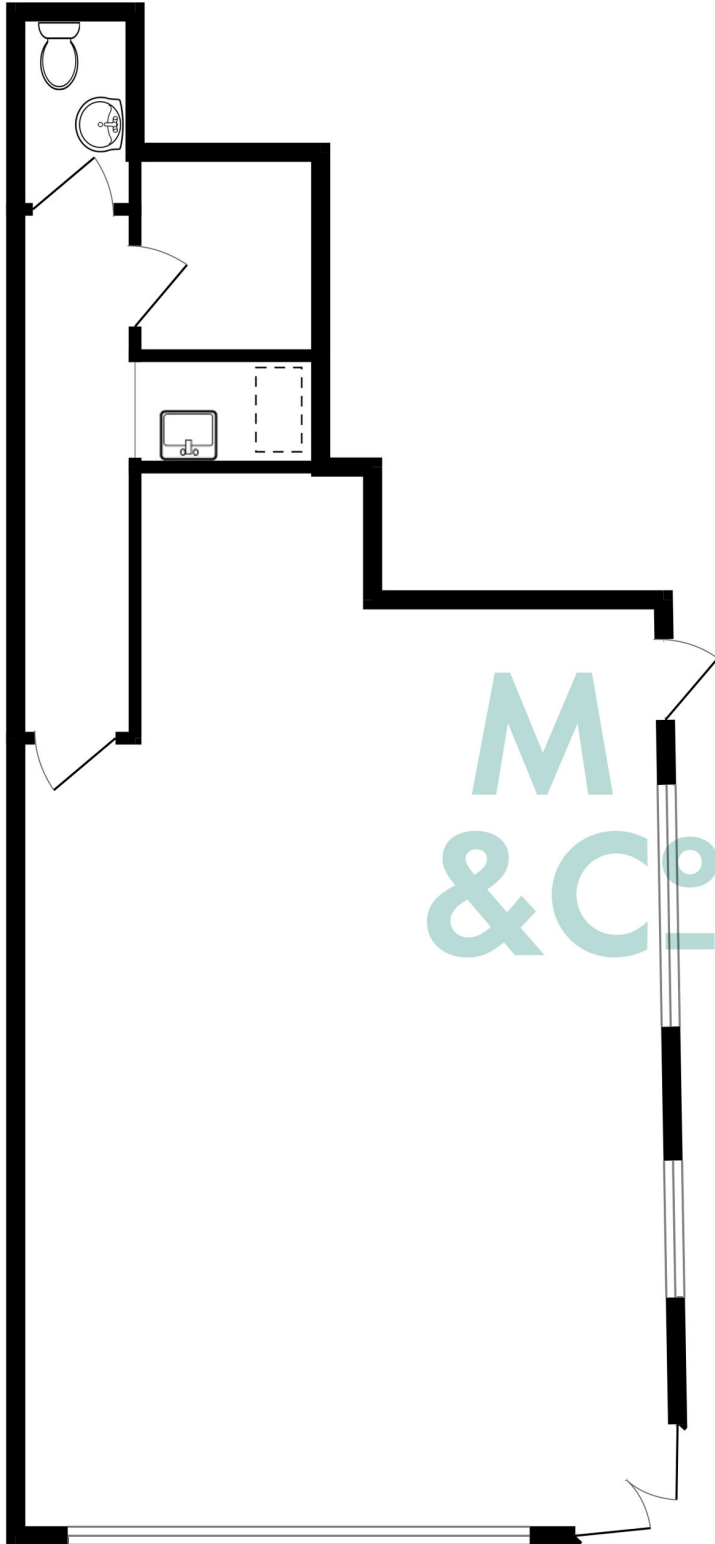
Legal Costs







GROUND FLOOR
733 sq.ft. (68.1 sq.m.) approx.



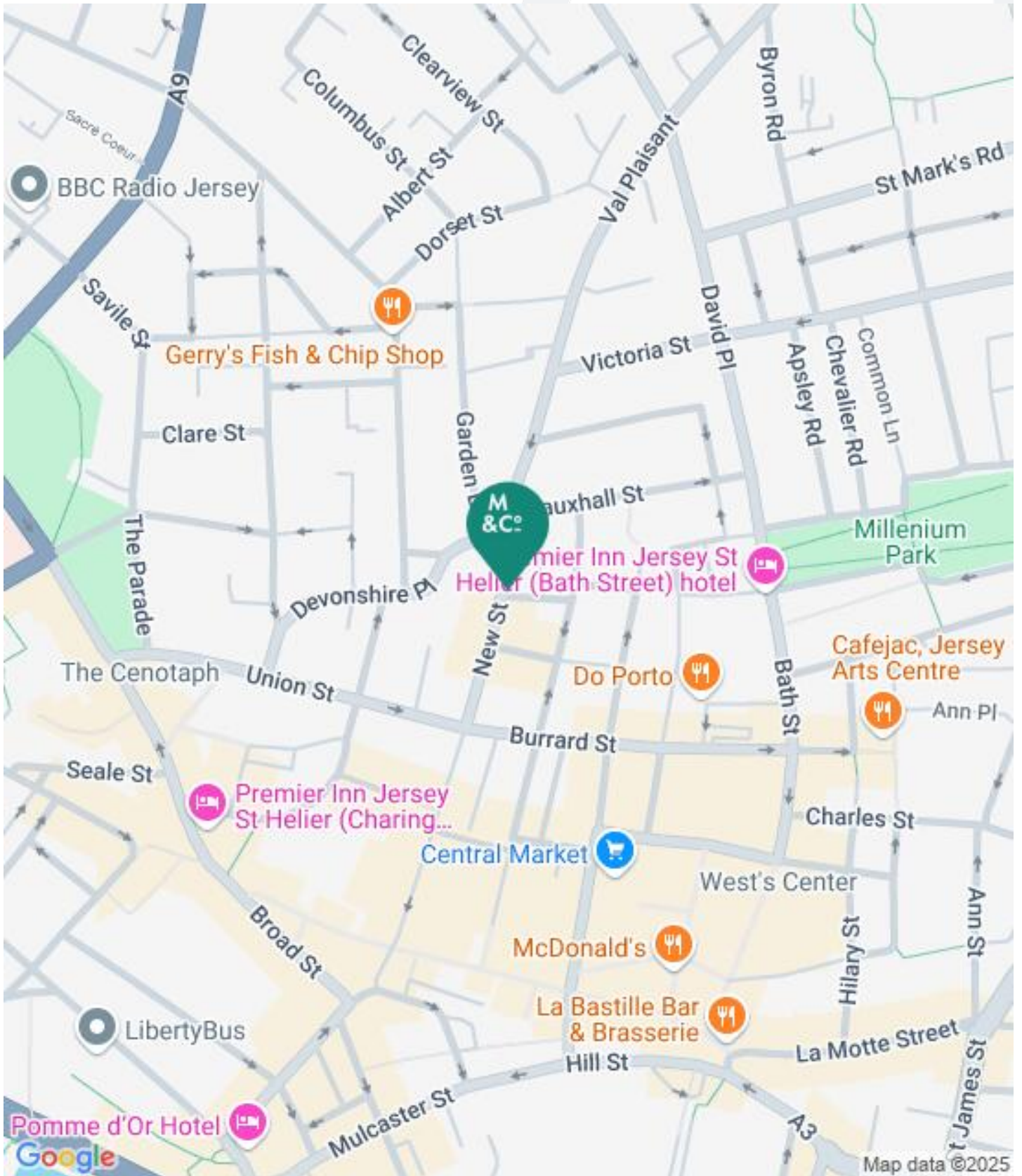
TOTAL FLOOR AREA : 733 sq.ft. (68.1 sq.m.) approx.

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





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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