



Maillard  
& Co

£ 17,000

St James Street

To Let



908 Sq Ft

Self-contained office suite

c. 900 sq ft

Ground floor

Tandem parking available for £300 p.c.m

## Property details

Self-contained ground floor office suite

The property is located just a short walk from the centre of St Helier and is situated on St James Street, near the junction with St Saviour's Road. The immediate area provides a variety of mixed uses including public houses, beauty rooms and residential units.

The demise sits on the prominent corner position and benefits from large double bay display windows. The premises was recently occupied as a private tutoring school and consists of a large central room, ancillary offices, storage, kitchenette, shower room and W.C. The property has been measured in accordance with the RICS Code of Measuring Practice and are laid out as follows:

Main office: 429 sq ft

Small office: 56 sq ft

Rear office: 251 sq ft

Kitchenette: 82 sq ft

Total area: 908 sq ft

There are two tandem parking spaces available for rent at £300 pcm which are accessed off Le Breton Lane.

### Terms

The property is available to let immediately by way of a new internal repairing and insuring lease at a commencing rental of £17,000 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.





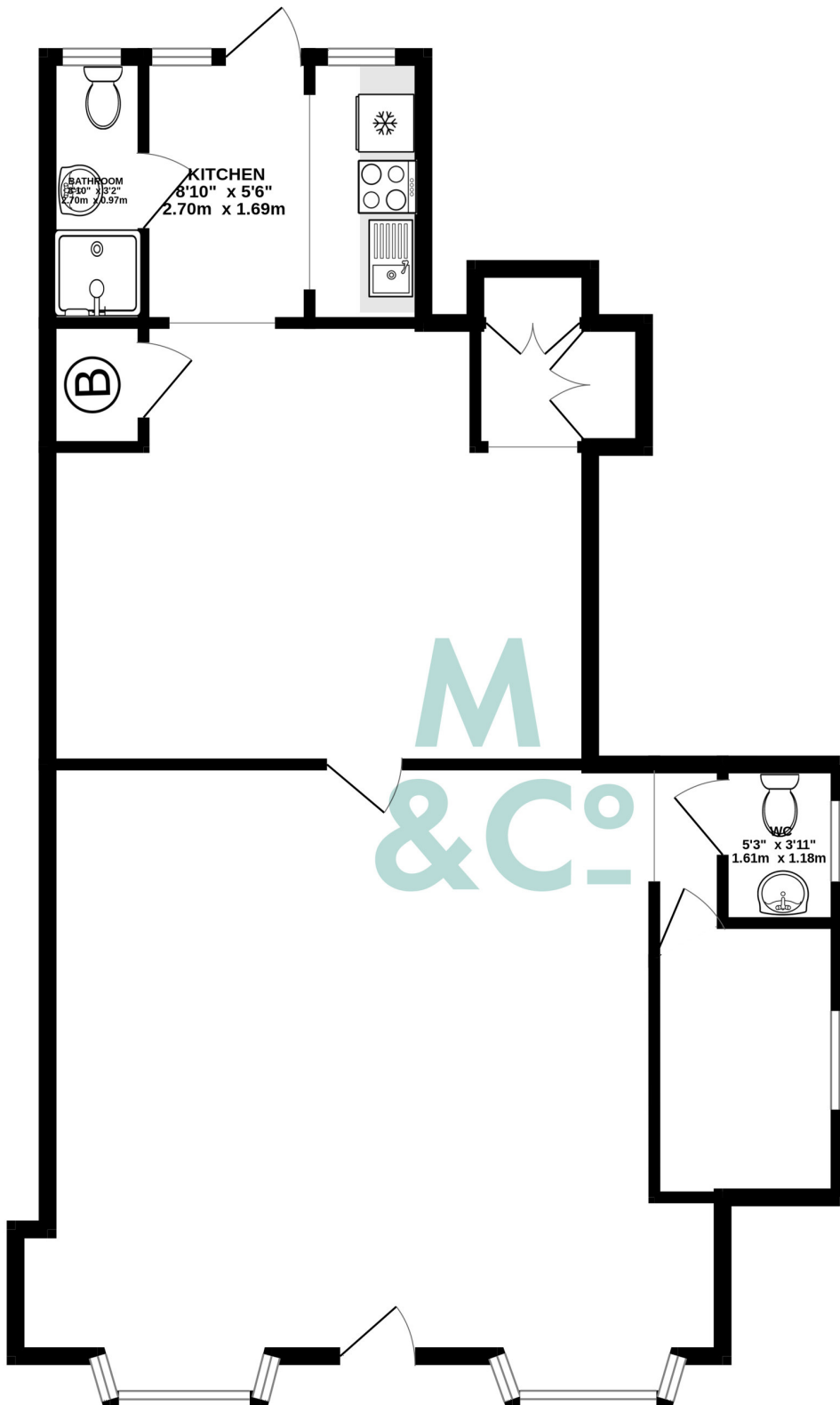
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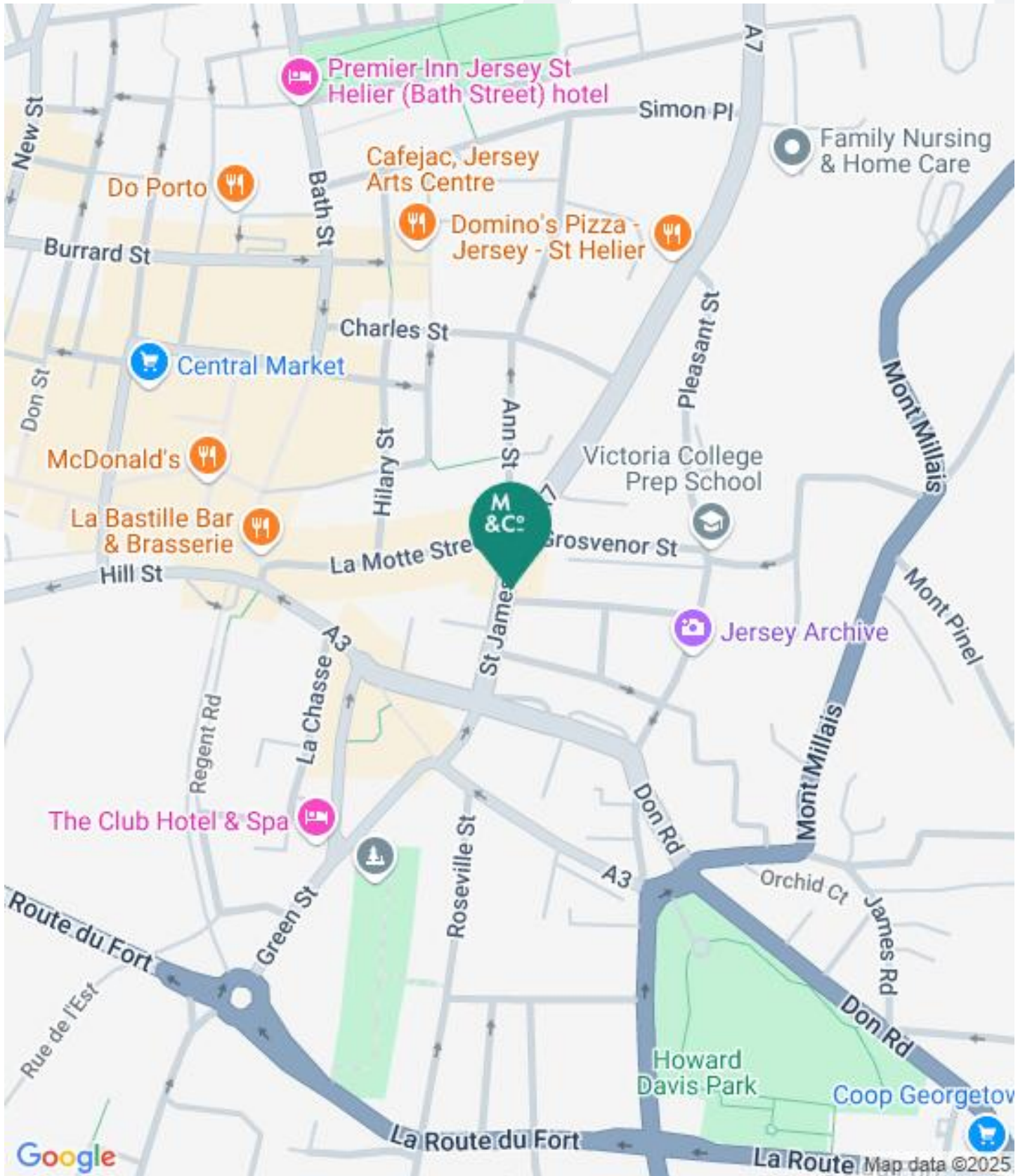
GROUND FLOOR  
909 sq.ft. (84.4 sq.m.) approx.



TOTAL FLOOR AREA : 909 sq.ft. (84.4 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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