

Ground and Basement Floors, 4 Broad Street, St Helier, Jersey.

RETAIL
TO LET

GROUND
FLOOR
RETAIL
535 SQ.FT.
BASEMENT
AREA
493 SQ.FT



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Office Address

Ground Floor, Dialogue House,
2-6 Anley Street, St Helier, Jersey, JE2 3QE
Company number: 80923

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REAL ESTATE

Regulated by RICS

4 Broad Street, St Helier, Jersey.

LOCATION

The Property is located in the centre of St. Helier in a prominent retail/commercial location on the northern side of Broad Street. It is a very short distance from the prime retail area of King Street and Queen Street beyond.

More specifically the Property is located to the north of Broad Street opposite Cafe Toulouse and fountains and forms part of a small but busy pedestrianised precinct.

Nearby occupiers include Jersey Post, Lloyds TSB, Nat West, Barclays, Alliance, Bet Gallienne, Barannes and the retail units on King Street.

DESCRIPTION

4 Broad Street is a mid-terraced building constructed over basement, ground and two upper floors. The building has a traditional timber glazed retail facade with solid ceilings, solid floors and Category 2 lighting.

Internally the property provides a ground floor retail unit with a rear stairwell to the basement. The basement has restricted head height and there is a WC within this area.

ACCOMMODATION

The Property is available to let as a whole, or the landlord will consider splitting the Property on a floor by floor basis.

The property provides the following net internal areas:

Basement Floor:	493 sq.ft (45.8 sq.m)
Ground Floor:	535 sq.ft (49.7 sq.m)
Total:	1,028 sq.ft (95.5 sq.m)

AVAILABILITY

The premises are available to let from October 2019.

LEASE TERMS

The premises are available by way of an effective full repairing and insuring lease for a term of 9 years.

The lease will be subject to three yearly upward only rent reviews to the open market value.

RENTAL

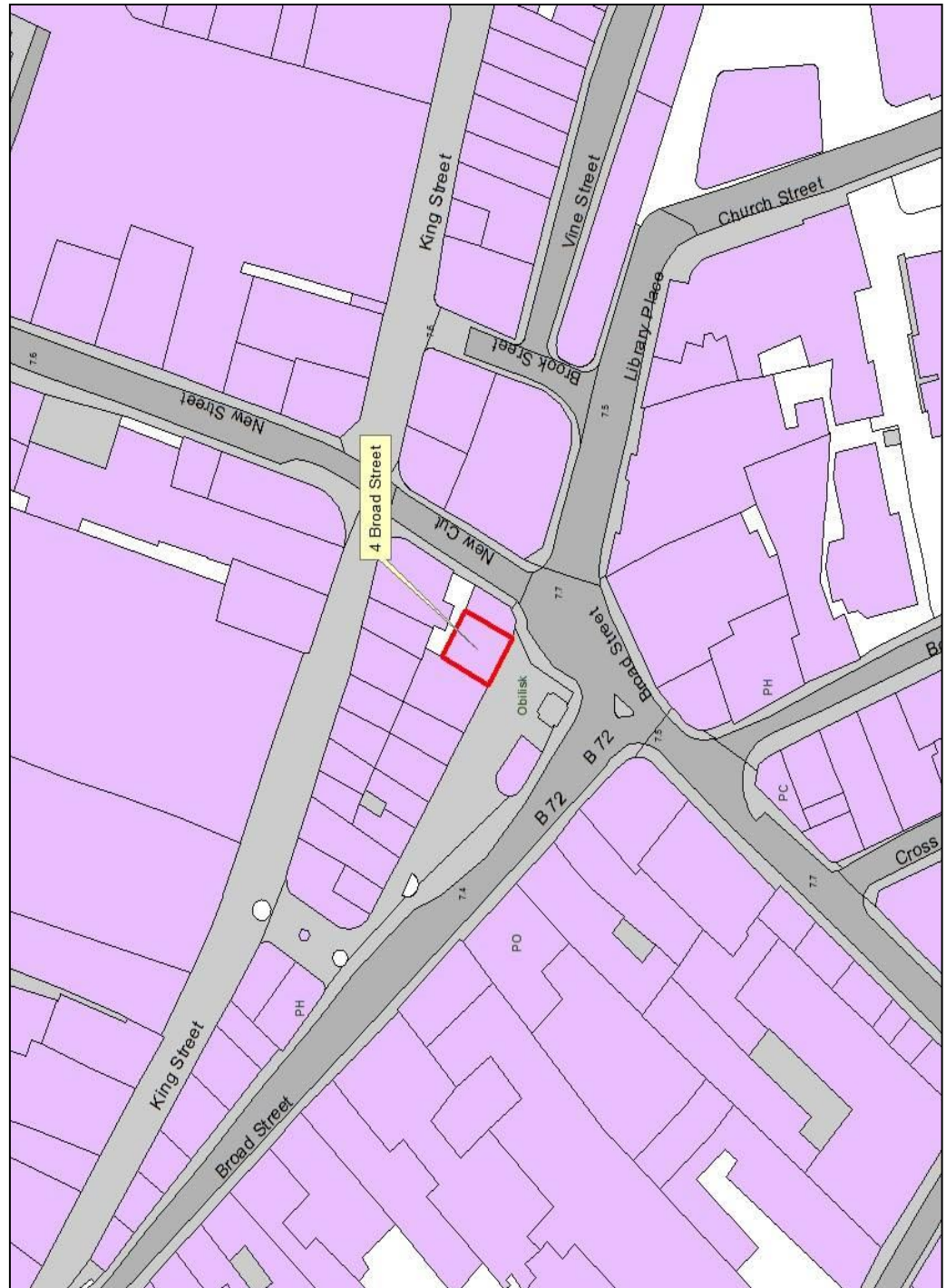
The premises are available at a commencing rental of £36,000 per annum.

All rentals quoted are exclusive of all other outgoings and exclusive of GST if applicable.

LEGAL COSTS

Each party to bear their own legal costs and any other cost incurred in the letting of this property.

LOCATION MAP



VIEWING

Strictly by appointment
with the Lessor's sole
agent;

D2 REAL ESTATE
Ground Floor, Dialogue
House 2 – 6 Anley Street
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CONTACT
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