

UNIT 2, LES QUENNEVAIS PRECINCT, ST BRELADE

RETAIL TO
LET

NET
INTERNAL
AREA
823 SQ. FT

BUSY
WESTERN
LOCATION



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Office Address

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

An alliance member of
BNP PARIBAS
REAL ESTATE

Regulated by RICS

LOCATION

This property is found within the Quennevais Parade, which is one of the island's largest multi retail outlets.

This precinct has ample parking for shoppers as well as a large variety of retail stores.

Companies occupying these properties include Nat West, Iceland, Ladbrokes, Boots Pharmacy, Feel Unique, William Hill Bookmakers and Lloyds pharmacy.

DESCRIPTION

This unit occupies a mid-terrace position within the parade and the most recent occupation of this property has been a hair dressing salon. The basement below is mainly open plan which is benefitted by a suspended ceiling, perimeter electrical trunking and laminated flooring.

Apart from gas, the property is connected to all mains services.

ACCOMMODATION

The space within the property has been measured in accordance with the RICS code of measuring practice. The property provides the following net internal areas:

Ground floor: 410 sq.ft (38.09 sq.m)

Basement floor: 413 sq.ft (38 sq.m).

AVAILABILITY

The premises are available to let immediately as a whole or in conjunction with Units 1 and 3.

LEASE TERMS

To let by way a new 9-year lease, on an insuring and full repairing basis subject to triennial JRPI increases at a commencing rental of £22,000 net per annum exclusive of insurance, parish rates and management charge.

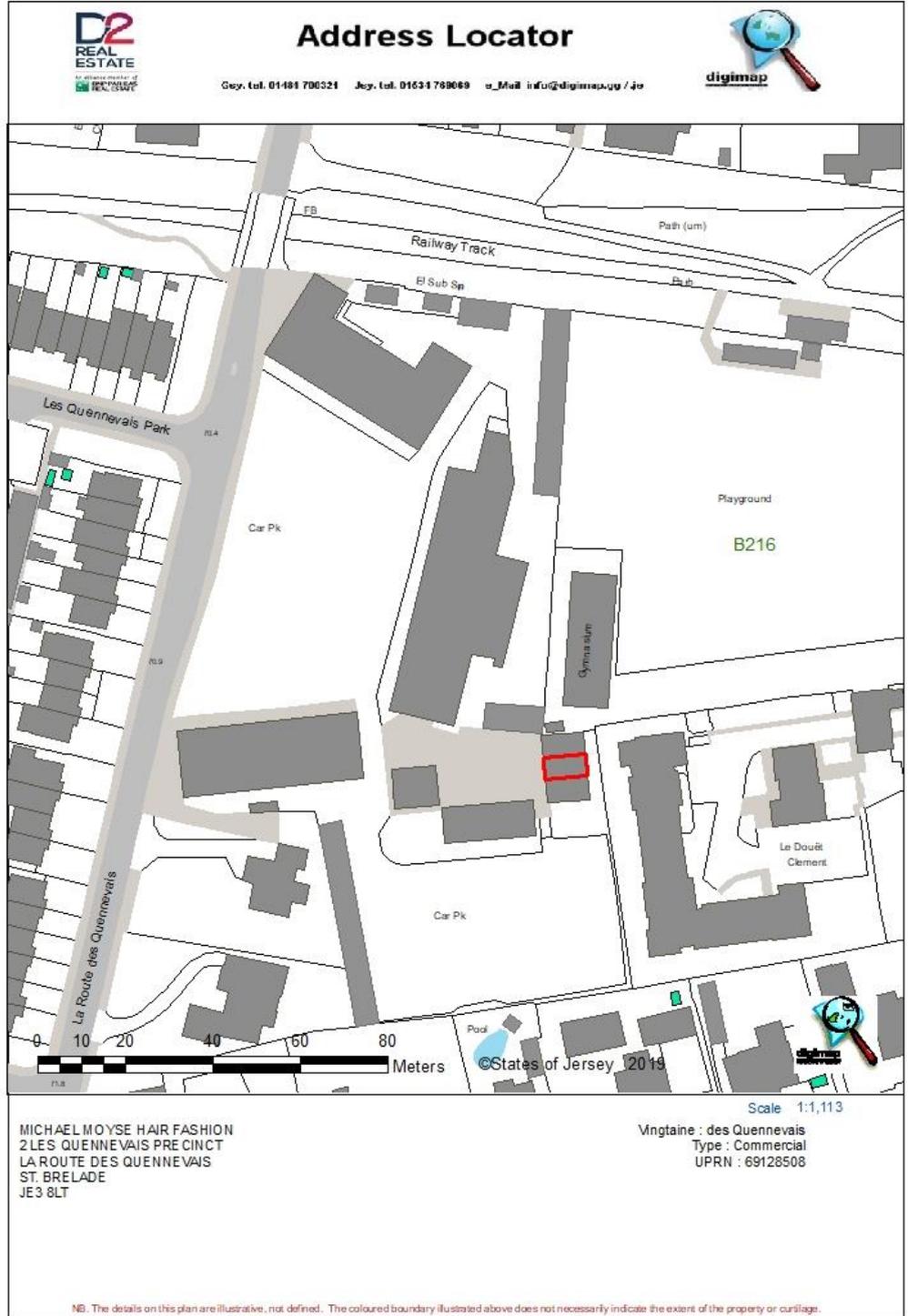
RENTAL

Commencing rental equates to £22,000 per annum.

LEGAL COSTS

Each party to hold their own responsibility for their own legal costs associated with letting (whether or not the letting is completed) which will be subject to the obtaining of references, guarantees and any official consents as required.

LOCATION MAP



VIEWING

Strictly by appointment with the Lessor's joint sole agent;

D2 REAL ESTATE
Ground Floor, Dialogue House 2 – 6 Anley Street St. Helier Jersey, JE2 3QE

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