

# 21 LES QUENNEVAIS PARADE, ST BRELADE

RETAIL TO LET

NET INTERNAL AREA 703.SQ.FT GROUND FLOOR

ESTABLISHED WESTERN RETAIL PROPERTY



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Office Address

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#### 21 LES QUENNEVAIS PARADE, ST BRELADE

#### 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**

The property occupies a prominent position within the Parade.

The current retail space is laid out over the ground floor, with stores and a WC on the lower ground floor with access to the rear of the building for deliveries.

The property is connected to all mains services apart from gas.

# **ACCOMMODATION**

The approximate gross internal floor areas have been measured in accordance with RICS code of measuring practice.

The property provides the following gross internal areas:

Ground floor retail: Zone A - 475 sq.ft (44.13 sq.m)

Zone B - 126 sq.ft (11.71 sq.m)

Storage: 102 sq.ft (9.48 sq.m)

Basement: 732 sq.ft (68.00 sq.m).

#### **AVAILABILITY**

The premises are available to let immediately.

## **LEASE TERMS**

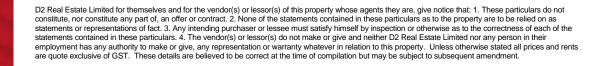
The property is available to let on flexible terms.

#### RENTAL

Commencing rental equates to £36,000 per annum.

#### LEGAL COSTS

Each party to hold their own responsibility for their own legal costs associated with the letting which will be subject to the obtaining of references, guarantees and any official consents as required.





# **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

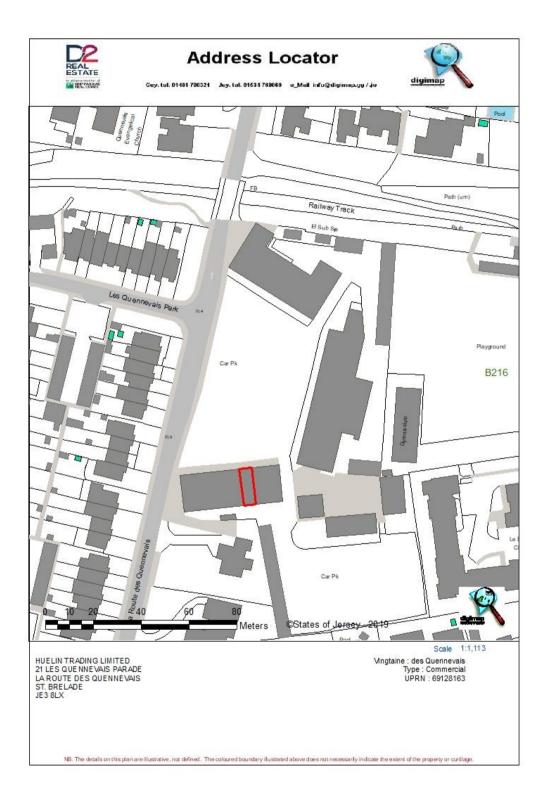
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# **LOCATION MAP**



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