

# 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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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, Ladbroke's, 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.

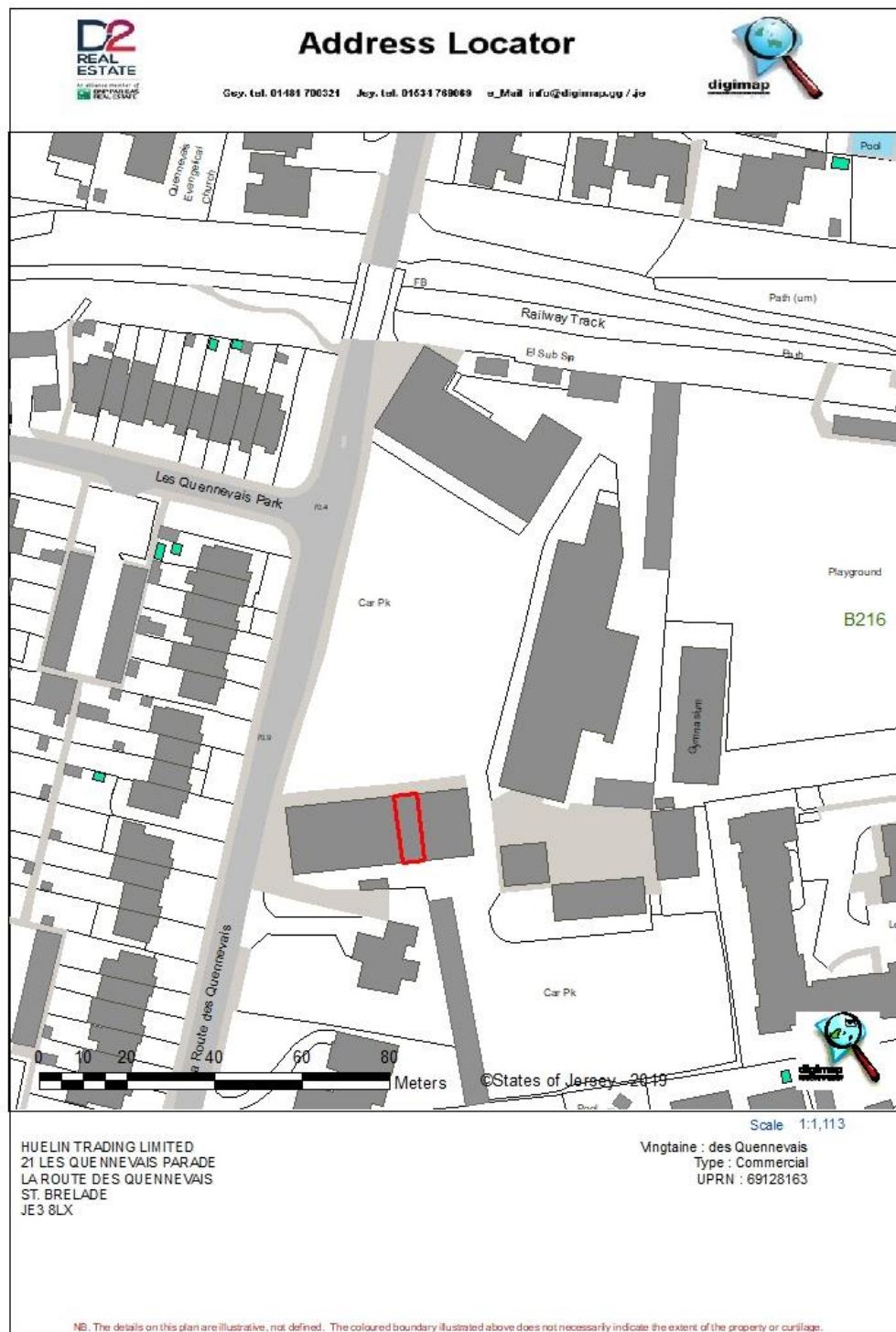
## RENTAL

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.

## LOCATION MAP



## VIEWING

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

**D2 REAL ESTATE**  
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