

UNIT 23, LES QUENNEVAIS PARADE, ST BRELADE



RETAIL TO
LET

NET
INTERNAL
AREA

GR – 661 SQ.FT
BST – 666 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

The property occupies a prominent position within the Parade.

The current retail space is laid out over the ground floor, formerly used as a barbers, with 4 treatment rooms and a WC/shower room 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 Property is available to let as a whole, or the landlord will consider splitting the Property on a floor by floor basis. The space has been measured in accordance with the RICS code of measuring practice. The property provides the following gross internal areas:

Ground floor:	661 sq.ft (61.41 sq.m)
Lower ground floor:	774 sq.ft (71.90 sq.m)
Ground floor ITZA:	495 sq.ft (45.99 sq.m).

AVAILABILITY

The premises are available to let immediately.

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 £30,838 net per annum exclusive of insurance, parish rates and management charge.

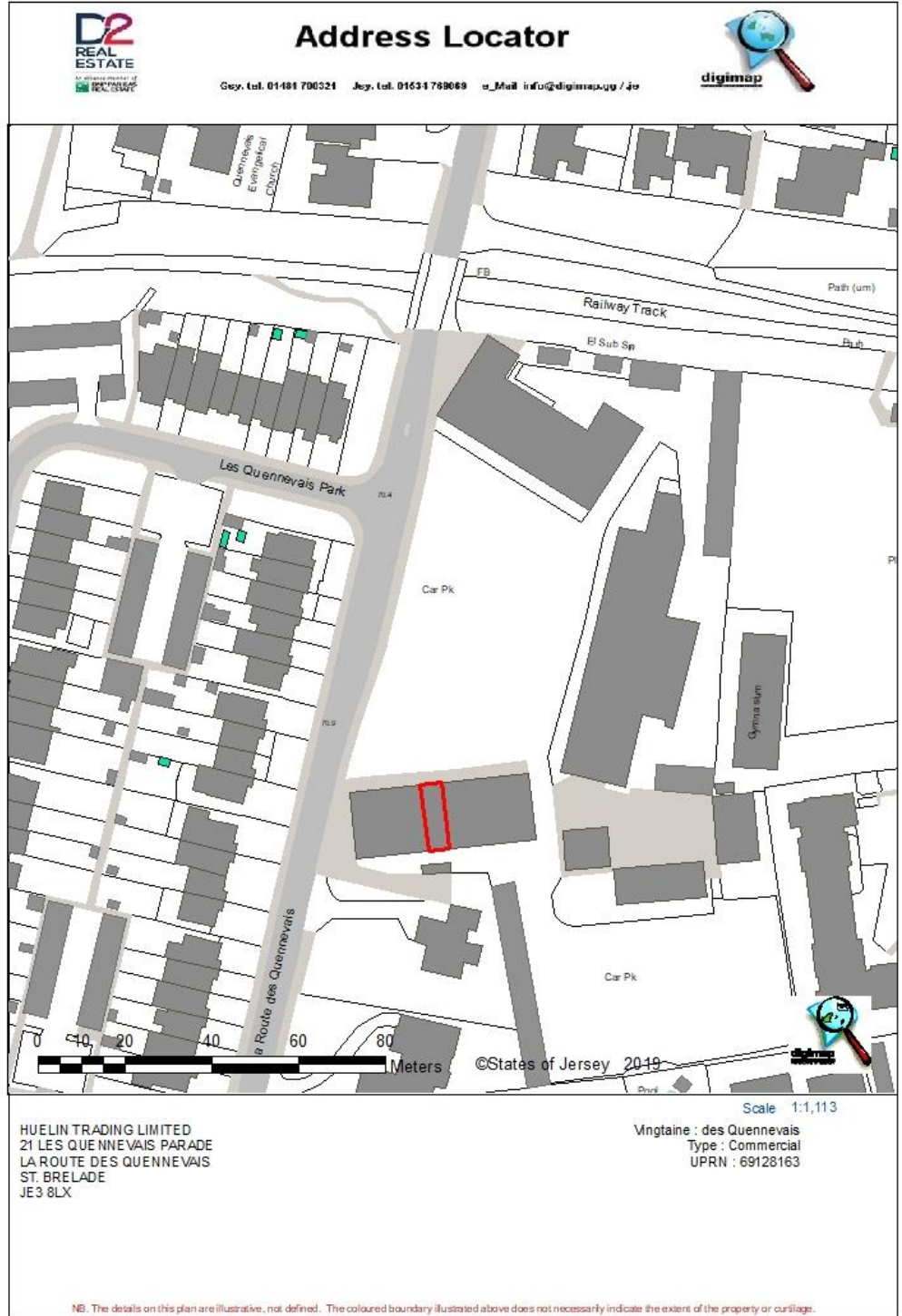
RENTAL

Commencing rental equates to £30,838 per annum.

LEGAL COSTS

Each party to hold their own responsibility for their own legal costs associated with the letting of this property and 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

CONTACT
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