

UNIT 6, LES QUENNEVAIS PARADE, ST BRELADE

RETAIL TO
LET

NET
INTERNAL
AREA

GR - 740 SQ.FT

BST - 720 SQ.FT

GOOD WESTERN
LOCATION

T +44 (0) 1534 629001
E info@d2re.co.uk
W www.d2re.co.uk

Office Address

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

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 unit is virtually open plan at the ground floor level.

The property also encompasses an ancillary office, storage units and staff areas to the basement.

The unit is also well connected to all mains services except 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 premises have been measured in accordance with the RICS code of measuring practice. The property provides the following net internal areas:

Ground floor ITZA:	557 sq.ft (51.75 sq.m)
Ground floor retail:	619 sq.ft (57.50 sq.m)
Ground floor ancillary:	121 sq.ft (11.24 sq.m)
Basement storage:	720 sq.ft (66.88 sq.m)

AVAILABILITY

The premises are available to let immediately.

LEASE TERMS

The property is available to let on flexible terms.

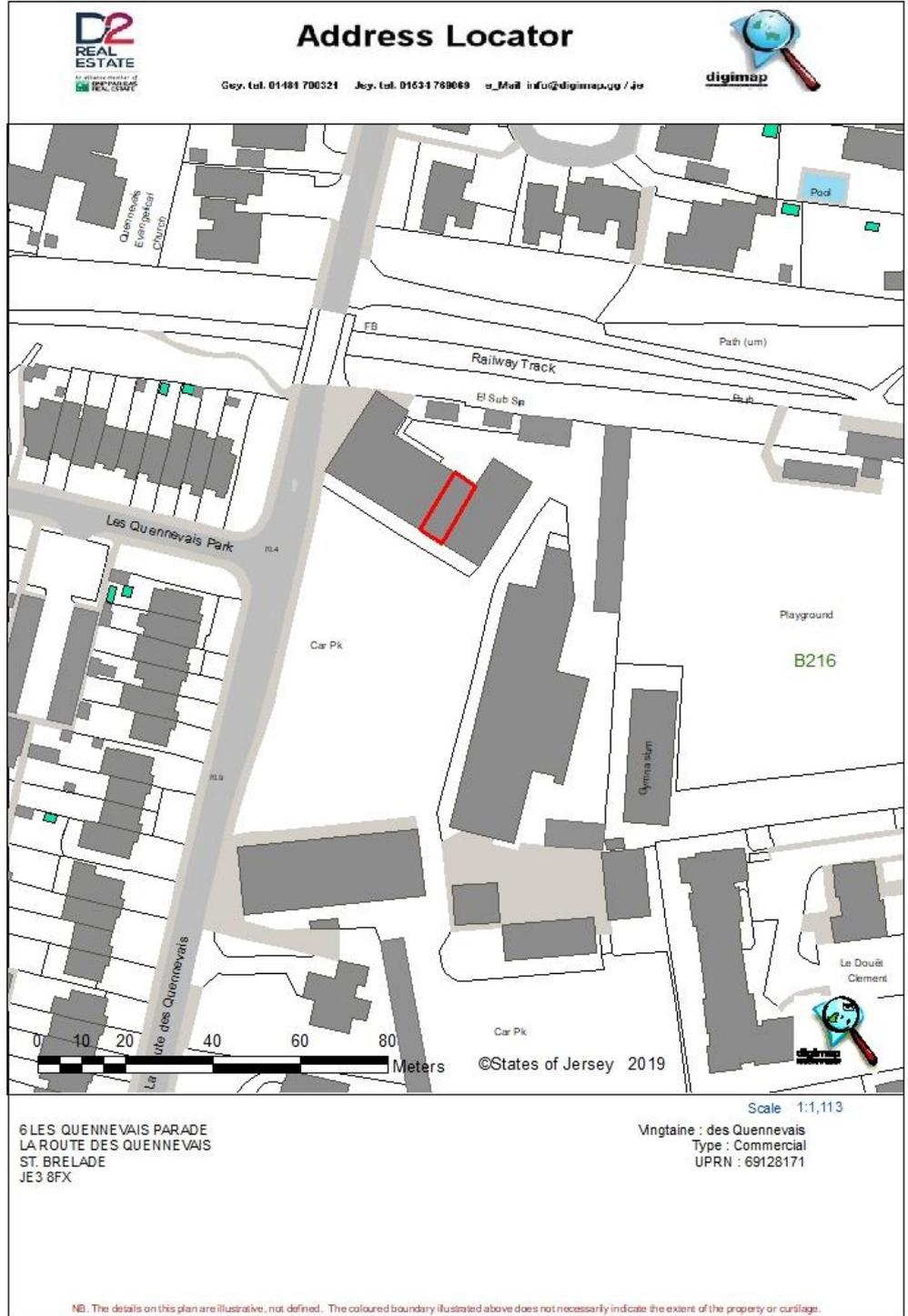
RENTAL

Commencing rental equates to £34,460 per annum.

LEGAL COSTS

Each party to hold their own responsibility for their own legal costs associated with letting (whether the letting is completed or not) 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

CONTACT
Nick Trower MRICS

TELEPHONE
01534 629001

EMAIL
nick.trower@d2re.co.uk

D2 Real Estate Limited for themselves and for the vendor(s) or lessor(s) of this property whose agents they are, give notice that: 1. These particulars do not constitute, nor constitute any part of, an offer or contract. 2. None of the statements contained in these particulars as to the property are to be relied on as statements or representations of fact. 3. Any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 4. The vendor(s) or lessor(s) do not make or give and neither D2 Real Estate Limited nor any person in their employment has any authority to make or give, any representation or warranty whatever in relation to this property. Unless otherwise stated all prices and rents are quote exclusive of GST. These details are believed to be correct at the time of compilation but may be subject to subsequent amendment.