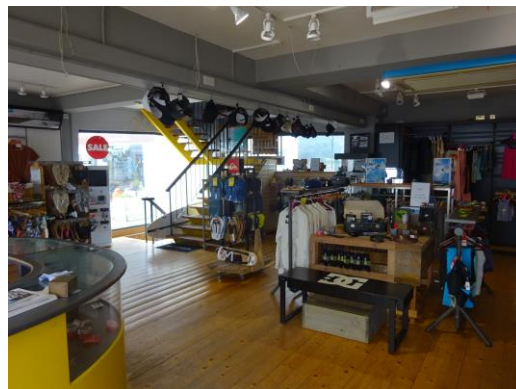


# UNIT 8, LES QUENNEVAIS PRECINCT, ST BRELADE

RETAIL  
TO LET

NET  
INTERNAL  
AREA –  
2,282 SQ.  
FT

BUSY WESTERN  
LOCATION



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**Office Address**

Ground Floor, Dialogue House,  
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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, Ladbrokes, Boots Pharmacy, Feel Unique, William Hill Bookmakers and Lloyds pharmacy.

## **DESCRIPTION**

The property consists of 3 storeys, all of which having an open plan design to them.

The basement floor comprises a W.C, office, retail area and several changing rooms, the ground floor comprises an open plan retail area and the first floor comprises an open plan retail area along with a changing room.

The ground floor receives access to the parade whilst the basement has access to a smaller car park behind the premises.

## **ACCOMMODATION**

The Property is available to let as a whole.

The space has been measured in accordance with the RICS code of measuring practice.

The property provides the following net internal areas:

Basement: 873 sq.ft (81.10 sq.m)

Ground Floor: 713 sq.ft (66.23 sq.m)

First Floor: 696 sq.ft (64.66 sq.m).

## **AVAILABILITY**

The premises are available to let immediately.

## **LEASE TERMS**

The property is available to let on flexible terms.

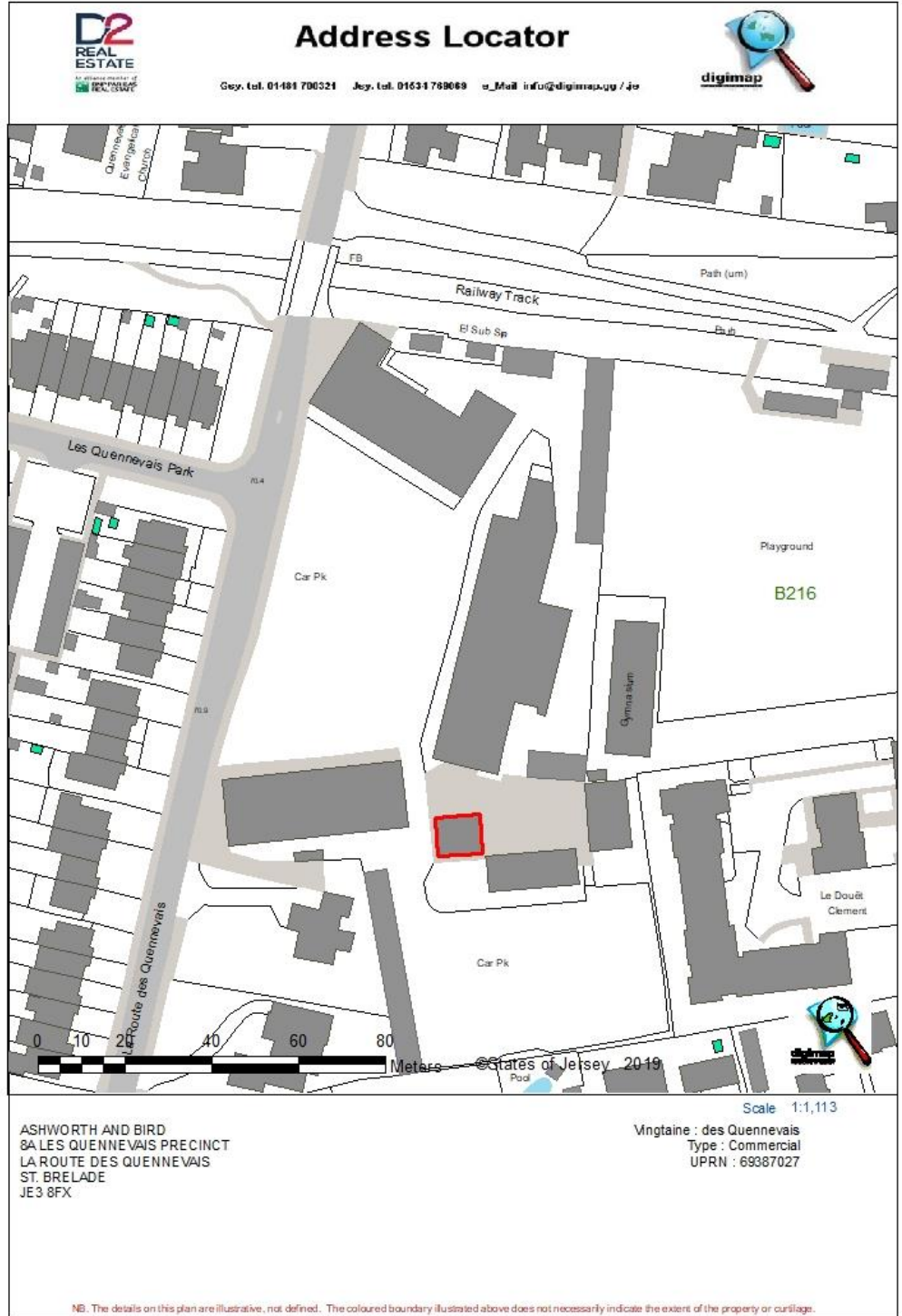
## **RENTAL**

Commencing rental equates to £45,000 per annum.

## **LEGAL COSTS**

Each party to bear their own legal costs and any other cost incurred in the letting of this property.

**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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