

10 Conway Street, St. Helier, Jersey



TO LET

GROUND
FLOOR RETAIL
PREMISES

GREAT
FOOTFALL



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Office Address

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**BNP PARIBAS
REAL ESTATE**

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LOCATION

The property occupies a very prominent location in Conway Street close to the heart of St Helier. More specifically the property is roughly equidistant between Broad Street and the Esplanade.

Many of the Island's main clearing banks are located in the immediate environs and Conway Street has a high flow of pedestrians from the centre of town to the Waterfront.

Nearby occupiers include Bento Sushi, Mange Tout, Lloyds Bank, Nat West, Barclays, Jersey Post and Alliance.

DESCRIPTION

The Property is a 3-storey terraced building of traditional masonry construction providing accommodation over basement, ground and two upper floors with additional accommodation within the roof space.

The ground floor is split into 2 separate retail units.

The vacant unit provides an open plan retail unit with its own dedicated entrance. There is a communal stairwell which leads down into a dedicated basement store.

ACCOMMODATION

The premises provide the following net internal floor areas:

| | | |
|-----------------------|---|--------------------|
| Ground Floor Retail 2 | - | 178 ft2 (16.58 m2) |
| Basement | - | 99 ft2 (9.22 m2). |

AVAILABILITY

The premises are available immediately.

LEASE TERMS

The Property is available by way of a new 9-year lease on flexible terms.

Consideration will be given to the provision of break options within the proposed lease.

The lease will be subject to 3 yearly rent reviews in line with Jersey RPI.

RENTAL

The premises are available at a rental of £16,800 per annum.

All rentals quoted are exclusive of all other outgoings and exclusive of GST if applicable.

LEGAL COSTS

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

VIEWING

Strictly by appointment with the Lessor's sole agent.

LOCATION MAP

VIEWING

Strictly by appointment
with the Lessor's sole
agent;

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