

31 Queen Street, St. Helier, Jersey

TO LET

PRIME
RETAIL UNIT



- **Prominent Corner Location**
- **£88,500 per annum (£100 psf ITZA)**
- **Excellent Frontage**

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Office Address

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Company number: 80923

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 **BNP PARIBAS
REAL ESTATE**

Regulated by RICS

LOCATION

The Property occupies a prominent corner position at the junction of Queen Street and Bath Street. More specifically the Property is located at the eastern end the Queen Street, neighbouring Boots the Chemist and is highly visible from the Snow Hill and La Motte Street approaches. Nearby occupiers include Boots, Vision Express, USC, Costa Coffee, Hotel Chocolat, Molten Brown, Jersey Telecom and Waterstones to name a few.

Within 100m to the south is the Snow Hill Car Park and beyond this is the Green Street Long Stay Car Park.

DESCRIPTION

The Property would appear to be of traditional masonry construction with cement rendered and painted external elevations built under an assumed inset shallow pitched roof with slate type covering to the front elevation and flat roof structure with bituminous felt covering to the rear.

The ground and first floors of the Property are currently used for retailing with customer changing rooms at first floor level. The basement is used for storage and is accessed via a set of stairs down from the ground floor. The second floor is partly used as a storage/stock room, a works office and kitchen/staff room.

The Property has a recessed splayed shop front at an angle of 45 degrees to the Queen Street elevation and has full height plate glass display frontage to both the Queen Street and Bath Street facades.

ACCOMMODATION

A breakdown of the areas are provided below (NIA):

Basement (ancillary):	490 sq.ft
Ground (retail):	924 sq.ft (AITZA – 727 sq.ft)
First (retail):	735 sq.ft
Second (ancillary):	512 sq.ft
Total NIA:	2,661 sq.ft

AVAILABILITY

The premises are available immediately.

LEASE TERMS

By negotiation.

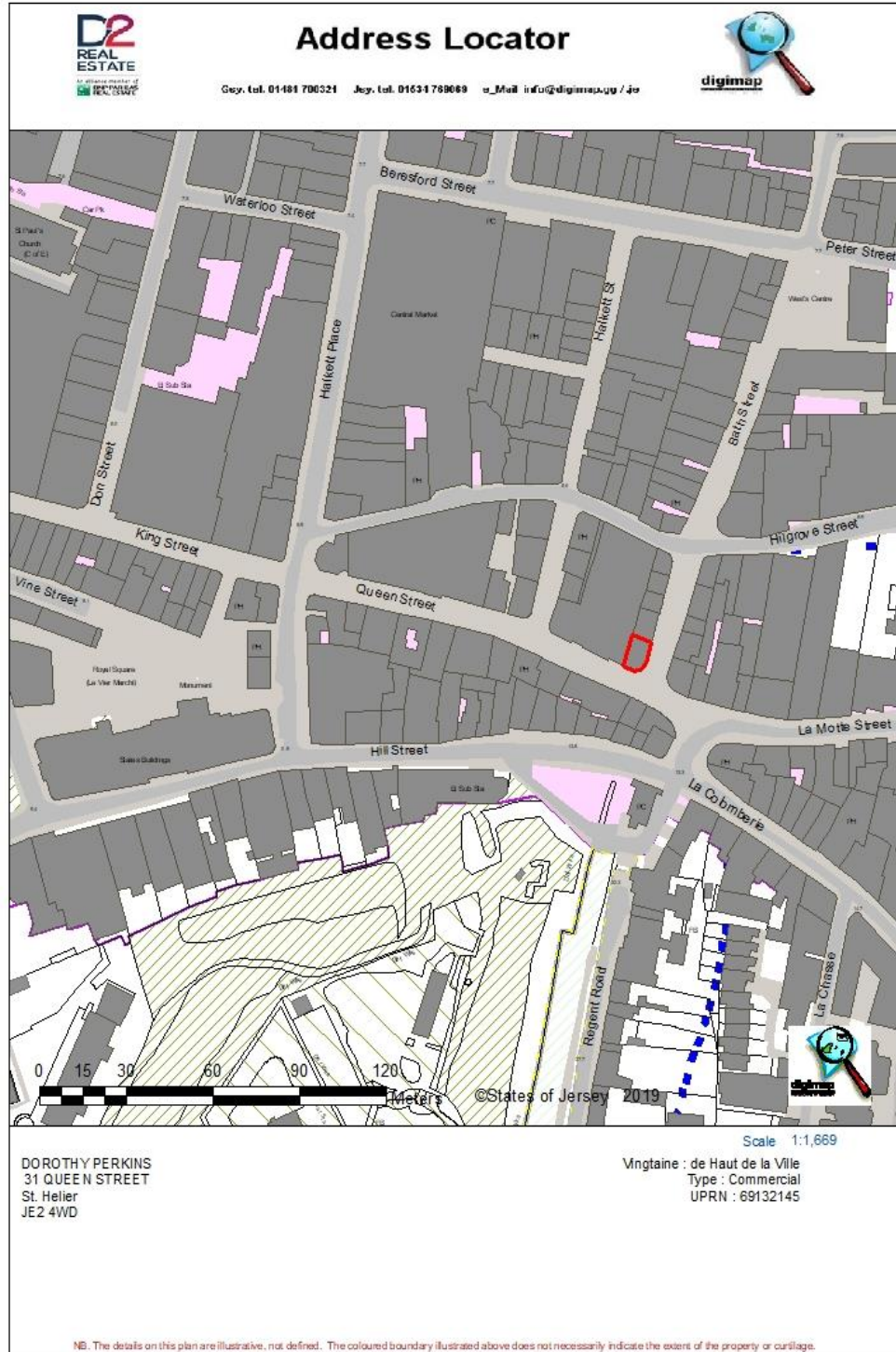
RENTAL

The premises are available at a rental of £88,500 per annum (£100 psf ITZA). The rental quoted is exclusive of all other outgoings.

LEGAL COSTS

Each party to bear their own legal costs and any other costs in the Letting of this Property.

LOCATION MAP



VIEWING

Strictly by appointment with the Lessors' sole agent;

D2 REAL ESTATE
Fourth Floor, Conway House 7 – 9 Conway Street, St. Helier Jersey, JE2 3NT

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