

LES QUENNEVAIS PARADE

UNIT 10 | ST BRELADE | JERSEY | JE3 8LT

RETAIL PREMISES TO LET

**D2 REAL
ESTATE**

AVAILABILITY ON JERSEY'S PRIMARY OUT OF TOWN RETAIL DESTINATION

- Situated on Jersey's established out of town retail destination.
- Excellent prominence off La Route Des Quennevais (B36), the principal traffic throughfare through the parish of St Brelade.
- Strong mix of local and national retailers.
- Large car parking provision.
- Immediately Available.



LOCATION

The Property is situated on Quennevais Parade, located adjacent to the La Route Des Quennevais, the principal throughfare through the parish of St Brelade occupying the south western part of the island.

The Property occupies a prominent position on the largest terrace within the Shopping Centre, which is one of Jersey's main retail destinations outside of St Helier.

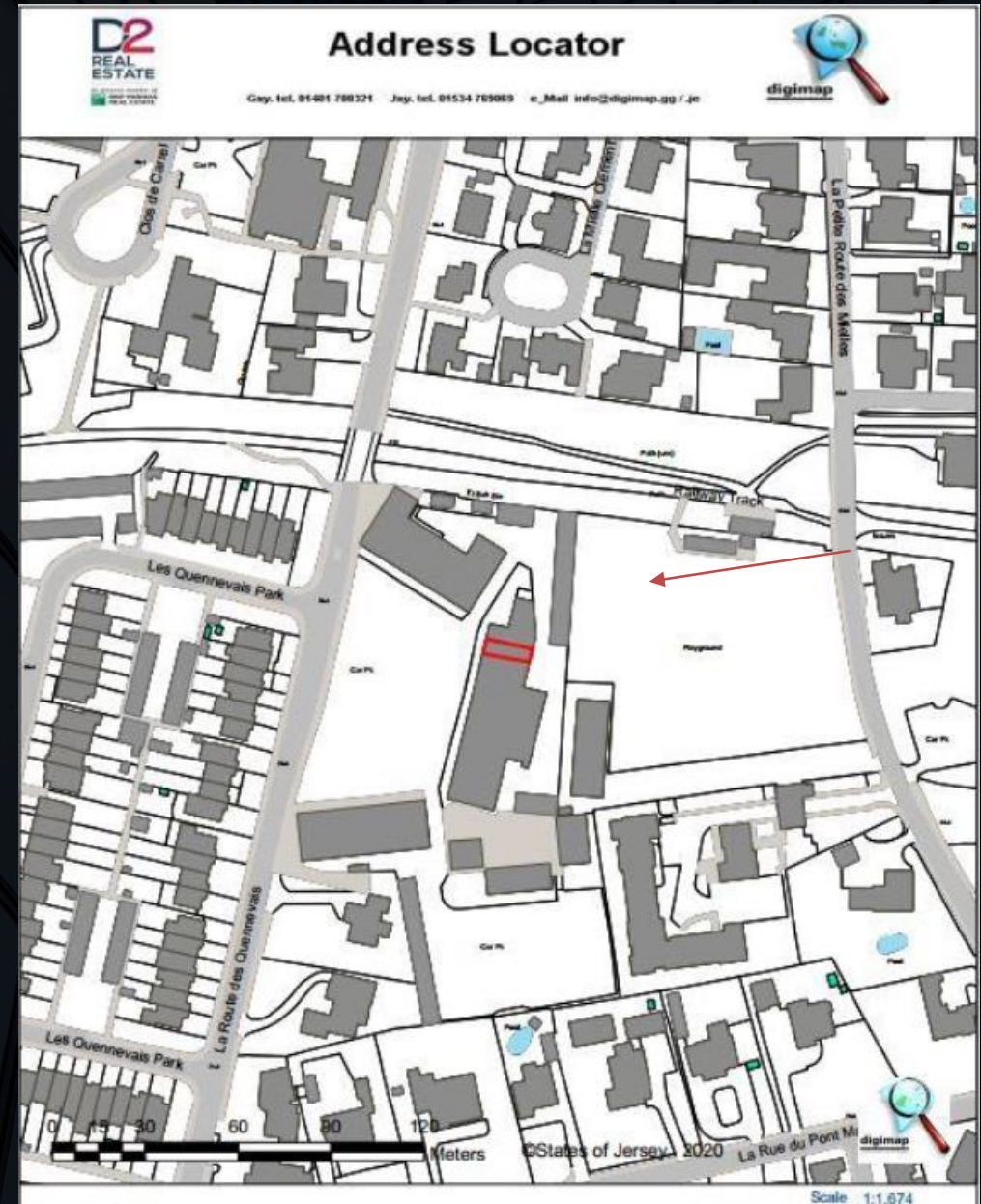
Key tenants on the Shopping Centre include Iceland, The Bakery, Lloyds Pharmacy, Pharmacy, Anderson by Pentagon, Ladbrokes, Design-G Kitchen Studio and William Hill Bookmakers.

DESCRIPTION

The Shopping Centre was constructed in the late 1950's and comprises three main terraces of ground floor retail units (28) and upper floor residential accommodation surrounding a central car park ('the Parade'). To the south eastern boundary of the site there are four smaller terraces consisting of ground floor retail (11 units) and residential accommodation above ('the Precinct').

The Property comprises ground and basement floor retail accommodation, with an office, kitchenette facilities and a WC arranged on the basement floor. There is additional delivery access provided to the rear of the Property at basement floor level.

The Property benefits from all mains services, excluding gas.



AREAS

Floor	Sq Ft	Sq M
Ground Floor Zone A	541	50.27
Ground Floor Zone B	342	31.79
Ground Floor NIA	838	77.89
Basement	831	77.21
Total	1,669	155.09

These Net Internal Areas (NIA) have been formally verified in accordance with the RICS Code of Measuring Practice.

AVAILABILITY

The Property is immediately available by way of a new lease for a term of years to be agreed.

The quoting rent is £46,500 per annum (exclusive of GST).

OCCUPATIONAL COSTS

An incoming tenant will be responsible for the Service Charge, Occupier and Forcier Rates and any other associated occupational costs of the Property.

LEGAL COSTS

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

INTERNAL PHOTOS





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VIEWING OR FURTHER INFORMATION

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