

# 3<sup>RD</sup> FLOOR, 6 BROAD STREET ST HELIER

SELF-CONTAINED OFFICE AVAILABLE TO LET

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**D2**  
REAL  
ESTATE

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# DESCRIPTION

The Property consists of a purpose built, four story commercial building with a betting establishment on the ground floor and offices on the two upper floors.

The Ground Floor is let to Bet Galliennes with the First Floor office occupied by Queree Property Consultants and the Second Floor occupied by independent psychologist, Sharon Riva.

This self-contained office floor is arranged in an open plan layout and is finished to the following specification:

- Suspended ceilings.
- Strip florescent lighting.
- Perimeter trunking with carpets throughout.
- Dedicated male & female WCs & plumbing for tea point or small kitchenette facility.

# ACCOMMODATION

Floor	Sq Ft	Sq M
First	551	51.18

This net internal areas (NIA) have been formally verified in accordance with the RICS Code of Measuring Practice.

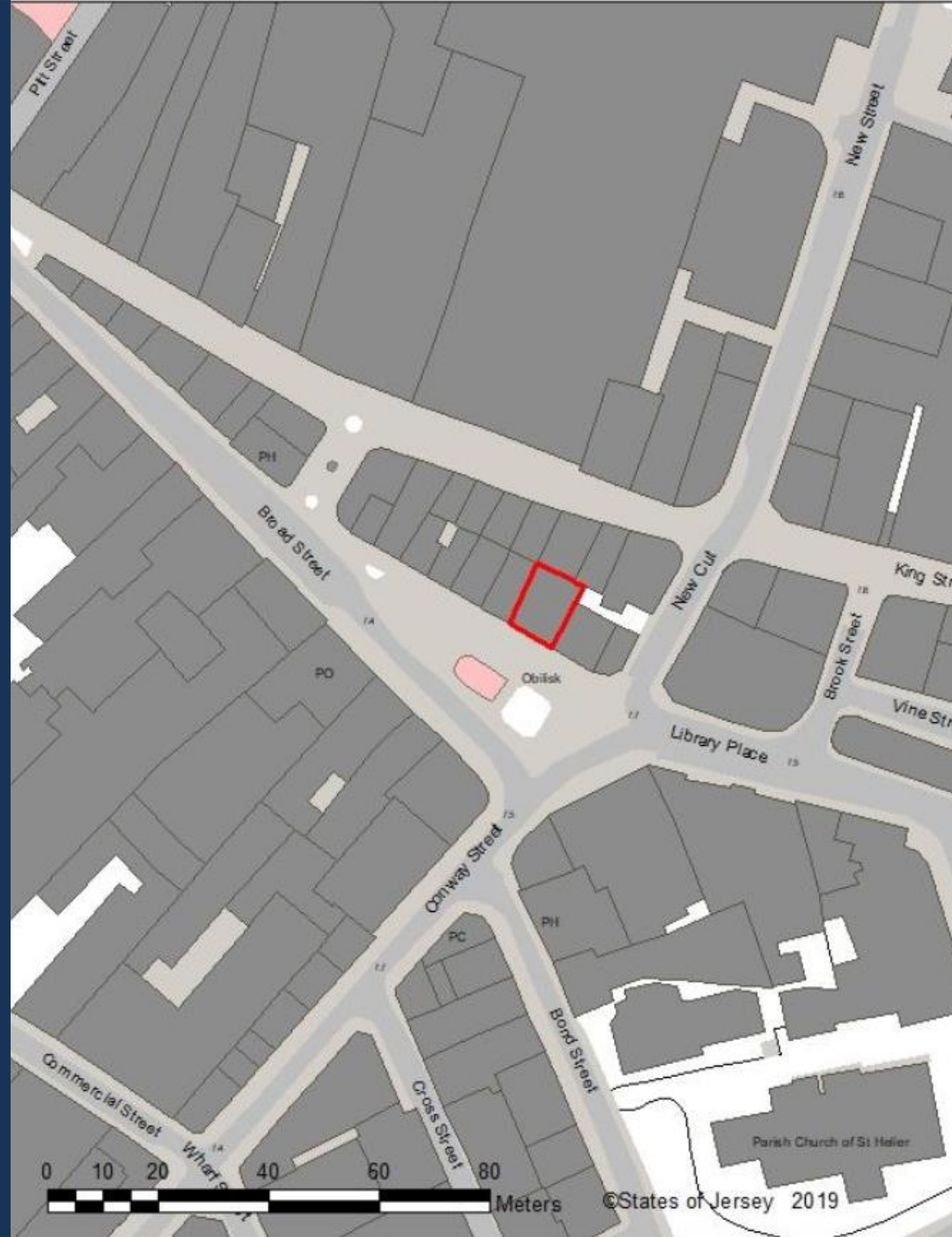
The highlighted red area in the plan identifies the demised premises. The plan is not to scale and for identification purposes only.



# LOCATION

The Property is centrally located St. Helier. More specifically, the Property is situated on the South side of Broad Street, immediately opposite the prominent Lloyds Bank and affords excellent access to St Helier's prime retailing areas of King Street as well as a short walk to the Esplanade and the marina.

The Property is located next to 4 Broad Street, where popular coffee shop Vinifera is located on the ground floor.



 The Esplanade  6 minute

 Central Market  5 minutes

 King Street  1 minutes

 Liberation Bus Station  4 minutes

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# CONTACT DETAILS



**Evan Whitson MRICS**

Senior Surveyor

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*January 2024*

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## AVAILABILITY

The premises is immediately available to let on flexible lease terms.

Quoting Rent: £12,500.00 per annum.

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## OCCUPATIONAL COSTS

An incoming tenant will be responsible for Occupier and Foncier Rates, due proportion of the building insurance and any other associated occupational costs, including due proportion of the building's Service Charge.

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## LEGAL COSTS

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

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## FURTHER INFORMATION

Further information on the property including other test to fit plans and other associated information is available upon request.



4<sup>th</sup> Floor,  
Conway House,  
7-9 Conway Street,  
St. Helier,  
Jersey JE2 3NT