

COMMERCIAL PROPERTY RETAIL OPPORTUNITY



Sarre & Company
CHARTERED SURVEYORS

UNIT 5 CLOS DES PAS GREEN STREET ST HELIER



**365 SQ.FT.
TO LET**



16 Gloucester Street, St.Helier, Jersey, Channel Islands, JE2 3QR

Tel: 01534 888848 Fax: 01534 888849

Email: property@sarreandcompany.co.uk www.sarreandcompany.co.uk



UNIT 5, CLOS DES PAS GREEN STREET

LOCATION

The retail unit forms part of the Clos des Pas development and is situated off the Eastern side of Green Street, close to the junction with Havre des Pas.

We attach a location and site plan for reference purposes.

DESCRIPTION

Unit 5, Clos des Pas is one of 6 retail units. Its close proximity to the beach and the new development of apartments opposite gives the property an increased and consistent level of footfall.

The retail unit also benefits from a private customer car park immediately opposite housing up to 8/9 cars.

ACCOMMODATION

The approximate Net Internal Area of the unit is as follows:

Unit 5 365 sq.ft.

TENURE

The premises are currently held on a fully repairing Licence Agreement to expire on 30 March 2030, subject to annual Jersey Cost of Living increases on 1 April.

In addition, a new 9-year License is available direct from the Landlord.

ASKING RENTAL

£1,358 per calendar month.

UNIT 5 CLOS DES PAS GREEN STREET

OCCUPATION

Immediately upon completion of legal formalities.

LEGAL COSTS

Each Party to bear their own legal costs.

COVENANT STRENGTH

In line with normal market practice a suitable covenant or guarantee will be required by the Landlord. Any new Tenant will be required to produce the usual Due Diligence information.

VIEWING

By contacting the vendor's sole agent:

**Alistair M Sarre BSc MRICS, Simon Gale LLB Hons AssocRICS
or Reece Sarre**

**Sarre & Company
16 Gloucester Street
St Helier
Jersey
JE2 3QR**

Tel: 01534 888848

E-mail: property@sarreandcompany.co.uk

Website: www.sarreandcompany.co.uk

WHILST WE BELIEVE THESE PARTICULARS TO BE CORRECT NO RESPONSIBILITY CAN BE ACCEPTED FOR ANY INACCURACY

UNIT 5 CLOS DES PAS GREEN STREET



16 Gloucester Street, St.Helier, Jersey, Channel Islands, JE2 3QR
Tel: 01534 888848 Fax: 01534 888849
Email: property@sarreandcompany.co.uk www.sarreandcompany.co.uk

UNIT 5 CLOS DES PAS GREEN STREET



16 Gloucester Street, St. Helier, Jersey, Channel Islands, JE2 3QR
 Tel: 01534 888848 Fax: 01534 888849
 Email: property@sarreandcompany.co.uk www.sarreandcompany.co.uk