

17½, 19 & 21 BERESFORD STREET ST HELIER | JERSEY



350 Sq.Ft. – 9,795 Sq.Ft.
FOR SALE / TO LET

LOCATION

The retail premises 17½, 19 & 21 Beresford Street are located in a busy shopping area of St Helier town centre, in close proximity to the Central Market and West's Centre, and a moment's walk from Bath Street, Halkett Place, Queen Street and King Street. A location plan is attached for reference purposes.

DESCRIPTION

An impressive, ornately decorated, mid 19th century period building, 17½, 19 & 21 Beresford Street is arranged over ground and first floors, with additional floor space on two further but smaller upper floors. The floorspace is primarily retail in use, with some rooms more suitable for use as storage and offices associated with the primary retail use. The premises have an excellent window display along the full Beresford Street frontage, which includes a large recessed protected customer entrance. In total, the premises provide approximately 9,795 Sq.Ft. of floor space, with approximately 3,860 Sq.Ft. of retail space on the ground floor and 2,210 Sq.Ft. on the first floor. There is further retail space on the second floor, and a mix of storage and office space within the remainder of floor space. The retail space was formerly a single large shop (Lancashire Textiles), but the premises would also lend themselves to being subdivided into smaller units as individual letting opportunities (subject to Planning and Building Permissions).

- **Large vacant retail premises in strong secondary location.**
- **Single let, or option to sub-divide for smaller individual lettings.**
- **Option to purchase the property.**
- **Attractive & imposing building.**



ACCOMMODATION

The Property as a whole provides the following accommodation (approximate areas):

•Ground Floor Retail	- 3,860 Sq.Ft. / 359 Sqm
•1 st Floor Retail	- 2,210 Sq.Ft. / 201 Sqm
•1 st Floor Office	- 1,185 Sq.Ft. / 110 Sqm
•2 nd Floor Retail	- 350 Sq.Ft. / 33 Sqm
•Remaining Office/Storage on the four floors	- 2,190 Sq.Ft. / 203 Sqm

Plans of the existing premises layout are attached.

LETTING OPPORTUNITY

- The entire premises are currently vacant and available either as a single letting or may be subdivided into separate lots of 1) 17 ½ & 19 Beresford Street at £90,000 per annum and 2) 21 Beresford Street at £40,000 per annum. Alternative letting scenarios may be possible subject to negotiation. All letting opportunities are available by way of a new nine-year lease on internal repairing terms.

SALE OPPORTUNITY

The freehold of 17½, 19 & 21 Beresford Street is offered for sale at an asking price of £1,495,000 exclusive of GST as applicable.



LEGAL COSTS

Each party will bear their own legal costs and any other costs incurred in the lease or acquisition of this property, whether or not a transaction completes.

VIEWING

Strictly by appointment with the vendor's sole agent, Quérée Property Consultants Ltd by contacting **Lucy Schooling MRICS** or **Jonathan Quérée MRICS**:

Quérée Property Consultants Ltd
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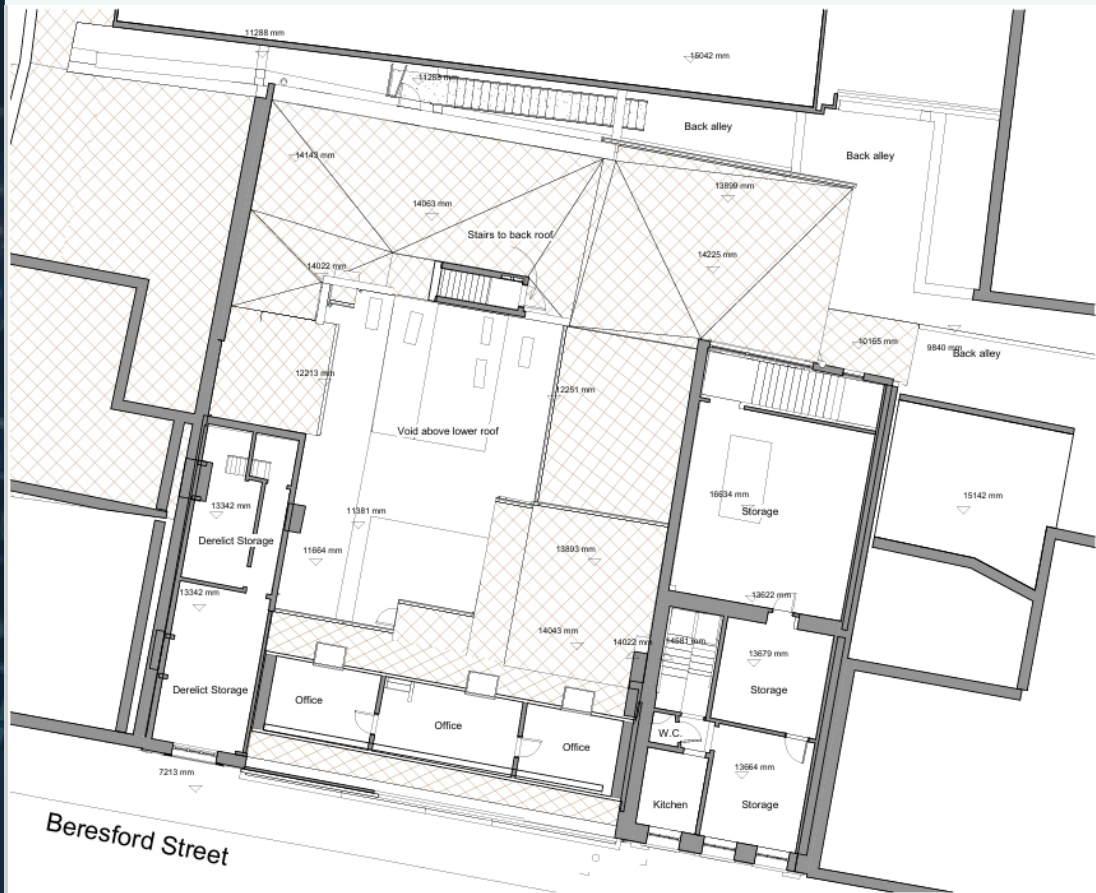
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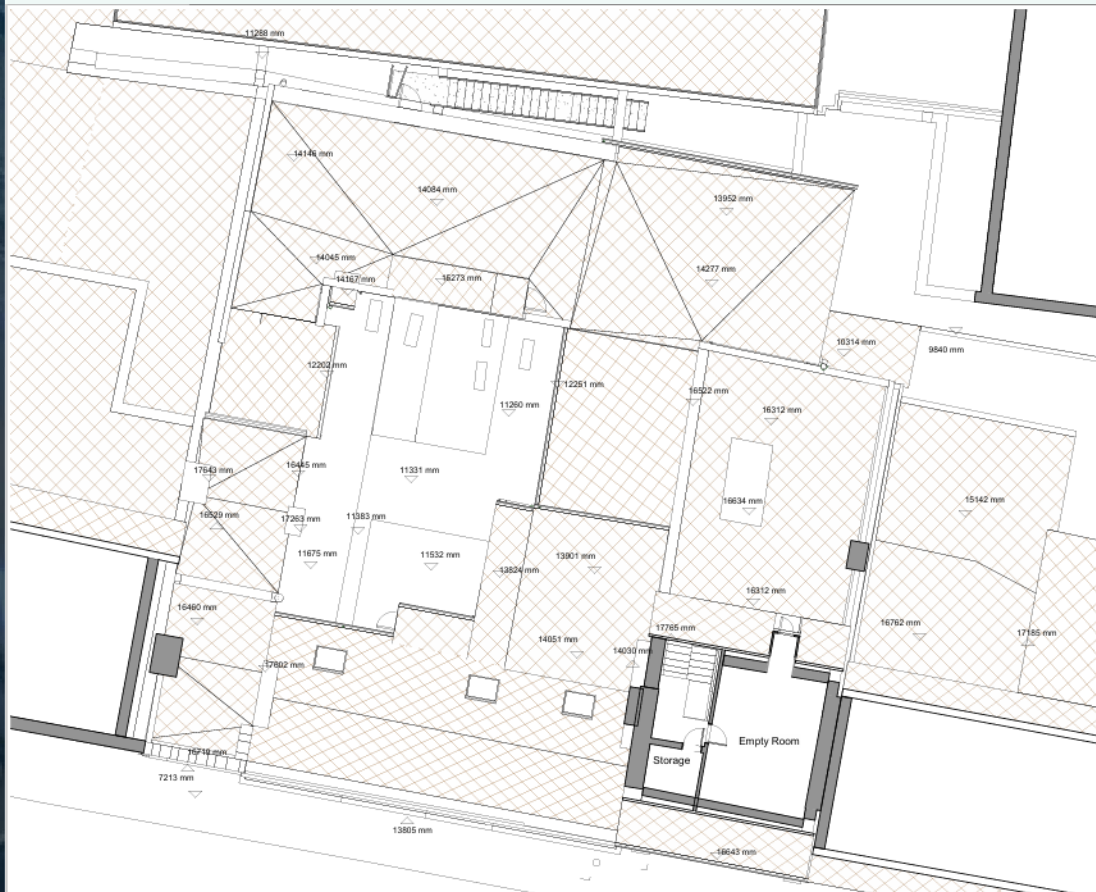
Ground Floor



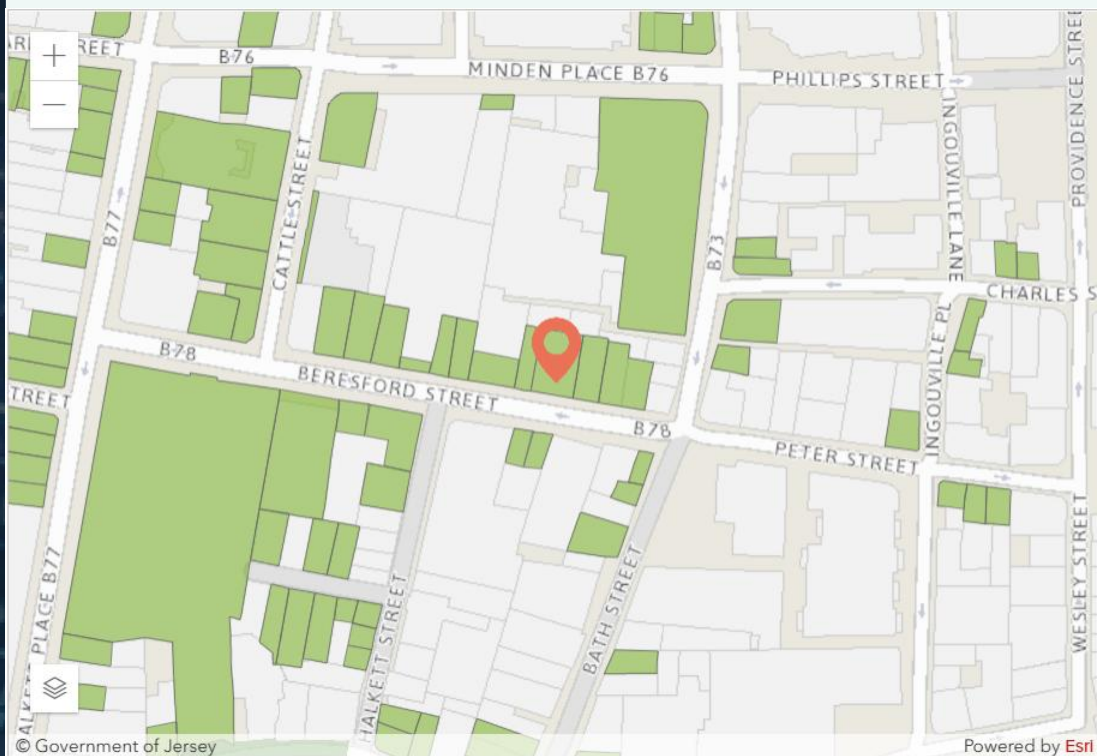
First Floor



Second Floor



Third Floor



Location Plan