



34, King Street, St. Helier

£155,000 pa

**BROADLANDS**  
COMMERCIAL

Regulated by  
**RICS**



## 34, King Street

St. Helier, Jersey

- Ground trading area of 1,678 sq ft (155.9 sq m) NIA approx
- For further information, please contact Nick Trower  
MRICS [nick@broadlandsjersey.com](mailto:nick@broadlandsjersey.com) or Guy Gothard FRICS  
[guy@broadlandsjersey.com](mailto:guy@broadlandsjersey.com)
- Sole Agent





### Location

The Property occupies a 100% prime position on the northern side of pedestrianised King Street, St Helier, the capital town and main business hub of Jersey. King Street is St Helier's primary shopping thoroughfare and is home to several well-known multiple retailers including Accessorize, Jo Malone, Marks & Spencer, Sports Direct, Schuh, Rivoli, JD Sports, Superdrug, Boots, Next and Boots to name a few. King Street is also home to a number of department stores, including Voisins, de Gruchy's and Flannels.

### Accommodation

The property provides the following approximate net internal floor areas: - Ground Retail 1,678 sqft (ITZA 1,261) 155.89 sqm Ancillary 252 sqft 23.41 sqm First Store 1,477 sqft 137.21 sqm Second Store 1,103 sqft 102.47 sqm Attic Store 130 sqft 12.sqm Total 4,640 sqft 431 sqm

### Opportunity

The property is immediately available by way of a new full repairing (subject to no betterment) for the ground floor only and with upper floors available by separate negotiation, insuring and rate paying lease at a rental of £155,000.00 per annum, subject to three yearly RPI reviews. The current annual Parish Rates liability is £7,350.00

### Plans

Please see below indicative plans.

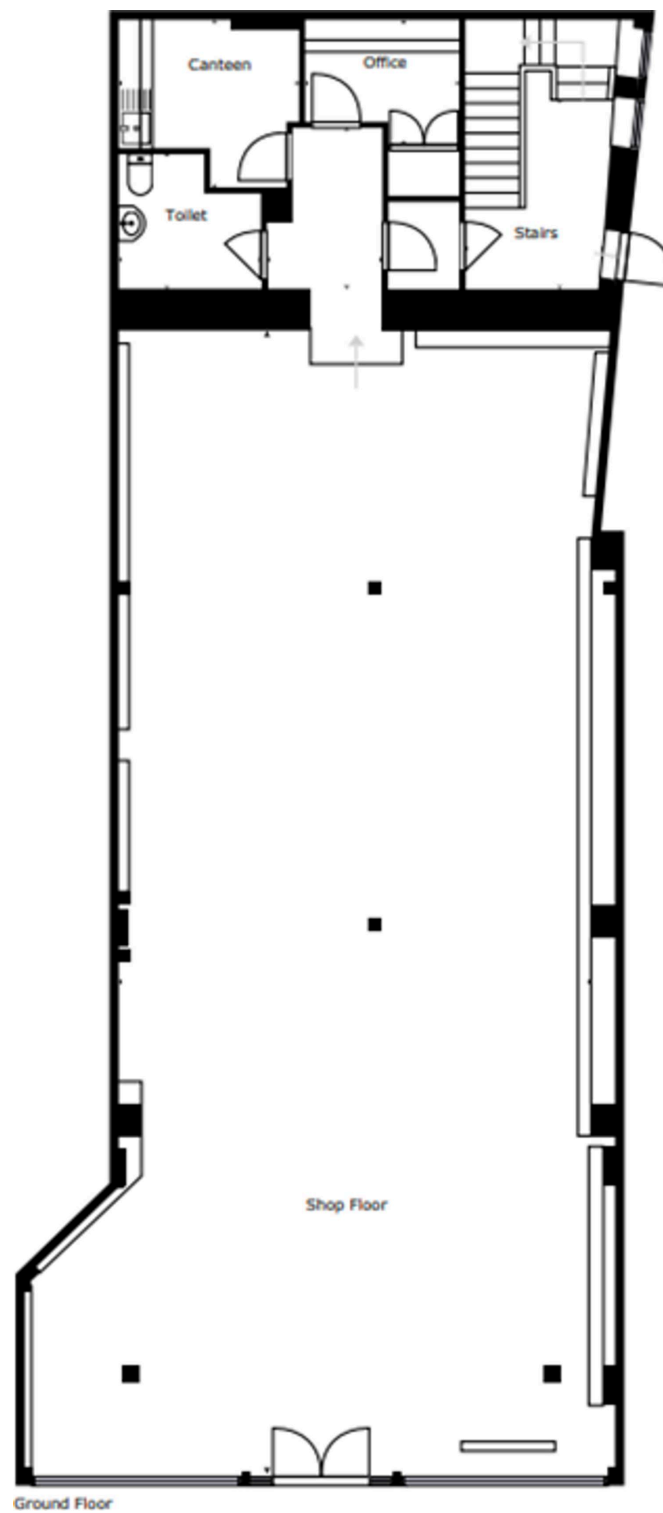
### Legal & Professional costs

Each party to bear their own costs, whether a transaction arises.

### Viewing and further information

For further information, please contact Nick Trower MRICS  
[nick@broadlandsjersey.com](mailto:nick@broadlandsjersey.com) or Guy Gothard FRICS  
[guy@broadlandsjersey.com](mailto:guy@broadlandsjersey.com)





Ground Floor



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