



Town Jewellers, 18 Broad Street

Asking Rent - £25,000 pa

BROADLANDS
COMMERCIAL

Regulated by
RICS

Town Jewellers

18 Broad Street, Jersey

- Central Location
- High levels of footfall
- Immediately Available
- Sole Agent
- For further information, please contact Evie Wills
evie@broadlandsjersey.com

Location

The property occupies a prime corner position in the heart of St. Helier, on Broad Street just off from the island's main retail thoroughfare. This highly visible location benefits from excellent footfall and consistent passing trade, offering strong exposure for any occupier. Nearby occupiers include established brands such as Blue Note, M&S, The Taste and Vinifera. Public parking is available at Sand Street Car Park, only a five-minute walk away.

Description

The Property comprises a mixed-use, three storey building, with office accommodation arranged over the two upper floors. The ground floor retail offers large frontage, an open plan layout with small WC. The basement provides storage. There is loading access to the side of the Property via a loading bay



Accommodation

Retail - 250 sq.ft, 23.23 sq.m

Basement - 160 sq.ft, 14.86 sq.m

Availability

The Property is available immediately, subject to completion of the legalities.

Lease Terms

The premises are available on flexible terms by negotiation. In line with normal market practice a suitable covenant, deposit or guarantee will be required by the lessor.

Rental

The asking rental is £25,000 pa. All rentals quoted are exclusive of all other outgoings and exclusive of GST if applicable.

Legal Costs

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

Viewing

Strictly by appointment with the sole agents Broadlands Commercial.

Evie Wills

T. +44 (0)1534 874141

M. +44 (0)7780 512345

evie@broadlandsjersey.com

www.broadlandscommercial.com



Disclaimer

Broadlands for themselves and for the vendor(s) or lessor(s) of this property whose agents they are, give notice that:

- 1. These particulars do not constitute, nor constitute any part of, an offer or contract.**
- 2. None of the statements contained in these particulars as to the property are to be relied on as statements or representations of fact.**
- 3. Any intending purchaser or lessee must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars.**
- 4. The vendor(s) or lessor(s) do not make or give and neither**

**Broadlands nor any person in their employment has any authority to make or give, any representation or warranty whatever in relation to this property.
Unless otherwise stated all prices and rents are**

quoted exclusive of GST. These details are believed to be correct at the time of compilation but may be subject to subsequent amendment.



COMMERCIAL