



Lucas House, St. Clements Road, St. Helier
£168,000 pa

BROADLANDS
COMMERCIAL



Lucas House, St. Clements Road

St. Helier, Jersey

- Good location
- Retail warehouse and stores
- Open to offers / freehold or leasehold
- Parking for 8 cars
- 13,240 sq ft
- Sole agent
- For further information, please contact Nick Trower
MRICS nick@broadlandsjersey.com

Location

The former Auto Express Parts building which is located on the St Clements Road and which is opposite the Normandie Hotel on the roundabout, with other surrounding commercial business including Rob Willder Lifts, Cleveland Stores, Joe Jennings Bookmakers and the White Horse pub.

Description

The Property comprises a retail unit with large store behind and warehousing plus additional residential, which are directly fronting onto the St Clements Road. There is a mezzanine level with a small office and stores. The property is currently in a dilapidated condition throughout and any tenant will need to undertake repair works to make the property wind/watertight. There is also a small forecourt to the front of the property providing circa 8 parking spaces.



Accommodation

The Property has been measured in accordance with the RICS Code of Measuring Practice and provides the following gross internal floor areas: Ground floor Retail 2,915 sqft (270.81 sq.m) Warehouse 4,008 sqft (372.36 sq.m) Car Garage 4,729 sqft (439.35 sq.m) First floor Office 238 sqft (22.15 sq.m) Warehouse 1,349 sq.ft (125.37 sq.m)

Availability

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

Lease terms

The premises are available as a whole and the repairing and insuring basis. In line with normal market practice a suitable covenant or guarantee will be required by the lessor.

Rental

An asking rent of £168,000 pa for the whole property and consideration would be given to a sale of the property,subject to negotiation.

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 Lessor's sole agent. Nick Trower MRICS Director - Commercial T. +44 (0)1534 874141 M. +44 (0)7797751558 nick@broadlandsjersey.com
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