



Town Jewellers, 18 Broad Street

Asking Rent - £25,000 pa Sale Price - £395,000

BROADLANDS
COMMERCIAL



Town Jewellers

18 Broad Street, Jersey

- Central Location
- High levels of footfall
- Immediately Available
- Sale or Rental opportunity
- Sole Agent
- For further information, please contact Evie Wills
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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 outgoing and exclusive of GST if applicable.

The property is alternatively available for sale at offers in the region of £395,000.

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.

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