



Ground floor 6-7, Mulcaster Street, St. Helier

Asking rent - £40,000 pa

BROADLANDS
COMMERCIAL



6-7, Mulcaster Street

St. Helier, Jersey

- Ground floor retail unit - 1,327 sq ft
- Basement stores - 395 sq.ft
- Excellent natural light
- Prominent corner location
- Open plan retail sales area
- Alternative uses will be considered
- For further information, please contact Nick Trower
MRICS nick@broadlandsjersey.com or Guy Gothard FRICS
guy@broadlandsjersey.com



Location

Situated on the busy pedestrian crossroads of Mulcaster Street and Pier Road the property is located opposite St Helier Town Church. The property is a short distance away from the main retail thoroughfare of King Street and the prime office district on the Esplanade.

Nearby occupiers include all major Banks, a plethora of legal services and a selection of other local office, retail and restaurant occupiers.

The property is also located a short walk from Pier Road Car Park.

Description

The retail unit comprises a large retail unit with frontage on both Mulcaster Street and Pier Road.

Internally the unit provides an open plan retail area, kitchenette, WC's and an internal staircase to a basement store. The retail unit benefits from solid floors, good floor to ceiling height and great window space. Pedestrian access to the unit is from the Pier Road elevation and staff access can also be provided from the rear.

Alternative uses will be considered, subject to the usual Planning consents, etc.

Accommodation

The Property has been measured in accordance with the RICS Code of Measuring Practice and provides the following net internal floor areas:

Ground Floor retail: 1,327 sq.ft (123.28 sq.m). Basement Stores: 395 sq.ft (36.70 sq.m).



Availability

The premises are available immediately.

Lease Terms

The premises are available by way of a new internal repairing and insuring lease.

Rental

£40,000 per annum

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.

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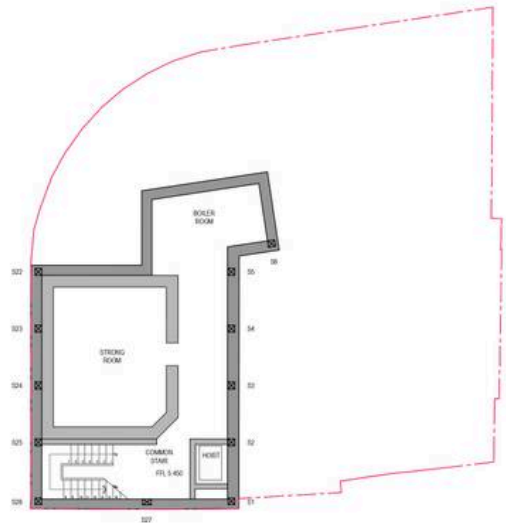
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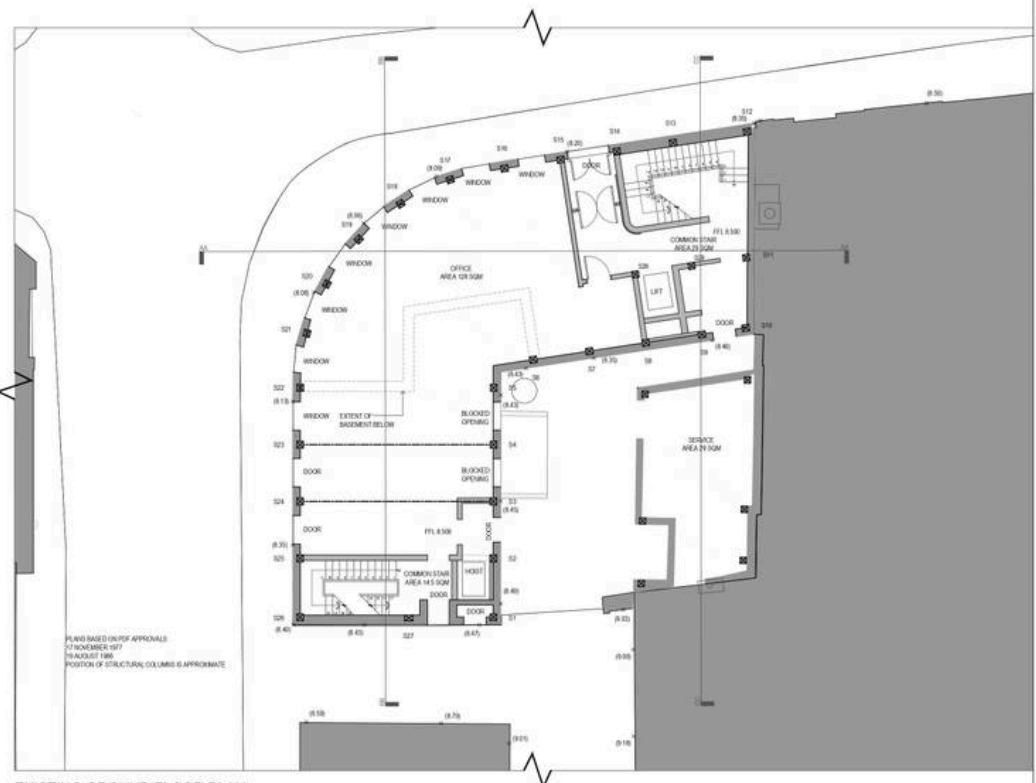




EXISTING BASEMENT PLAN
TOTAL AREA 79.22M²

PLANS BASED ON/OF APPROVALS:
15 NOVEMBER 1977
18 AUGUST 1986
POSITION OF STRUCTURAL COLUMNS IS APPROXIMATE

EXISTING BASEMENT PLAN



PLANS BASED ON/OF APPROVALS:
17 NOVEMBER 1977
18 AUGUST 1986
POSITION OF STRUCTURAL COLUMNS IS APPROXIMATE

EXISTING GROUND FLOOR PLAN

302 x EXISTING LEVELS
 — EXISTING FLOOR BEAMS (ASSUMED)
 ■ EXISTING STRUCTURAL COLUMNS
 — GENERAL
 — SITE BOUNDARY

NOTES:
DO NOT SCALE OFF THIS DRAWING
ALL DIMENSIONS SHOWN ARE CHECKED PRIOR TO COMMENCEMENT OF SITE AND ANY DISCREPANCIES SHOULD BE REPORTED TO THE ARCHITECT OR CIVIL ENGINEER IMMEDIATELY
THIS DRAWING IS TO BE USED IN CONJUNCTION WITH ALL OTHER RELEVANT DRAWINGS AND SPECIFICATIONS
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REV	DATE	DESCRIPTION
-	MAY 23	PLANNING APPLICATION

REV	DATE	DESCRIPTION
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REV	DATE	DESCRIPTION
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Client	MUSTHOLD LIMITED	Scale	1:100@A1	Job No.	CA 146
Project	6-7 MALCASTER STREET ST HELIER	Date	APR 23	Dwg No.	PL-100
Drawing Title	EXISTING BASEMENT & GROUND FLOOR PLAN	Drawn	JAL	Rev	-

PLANNING

Disclaimer

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- 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**

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