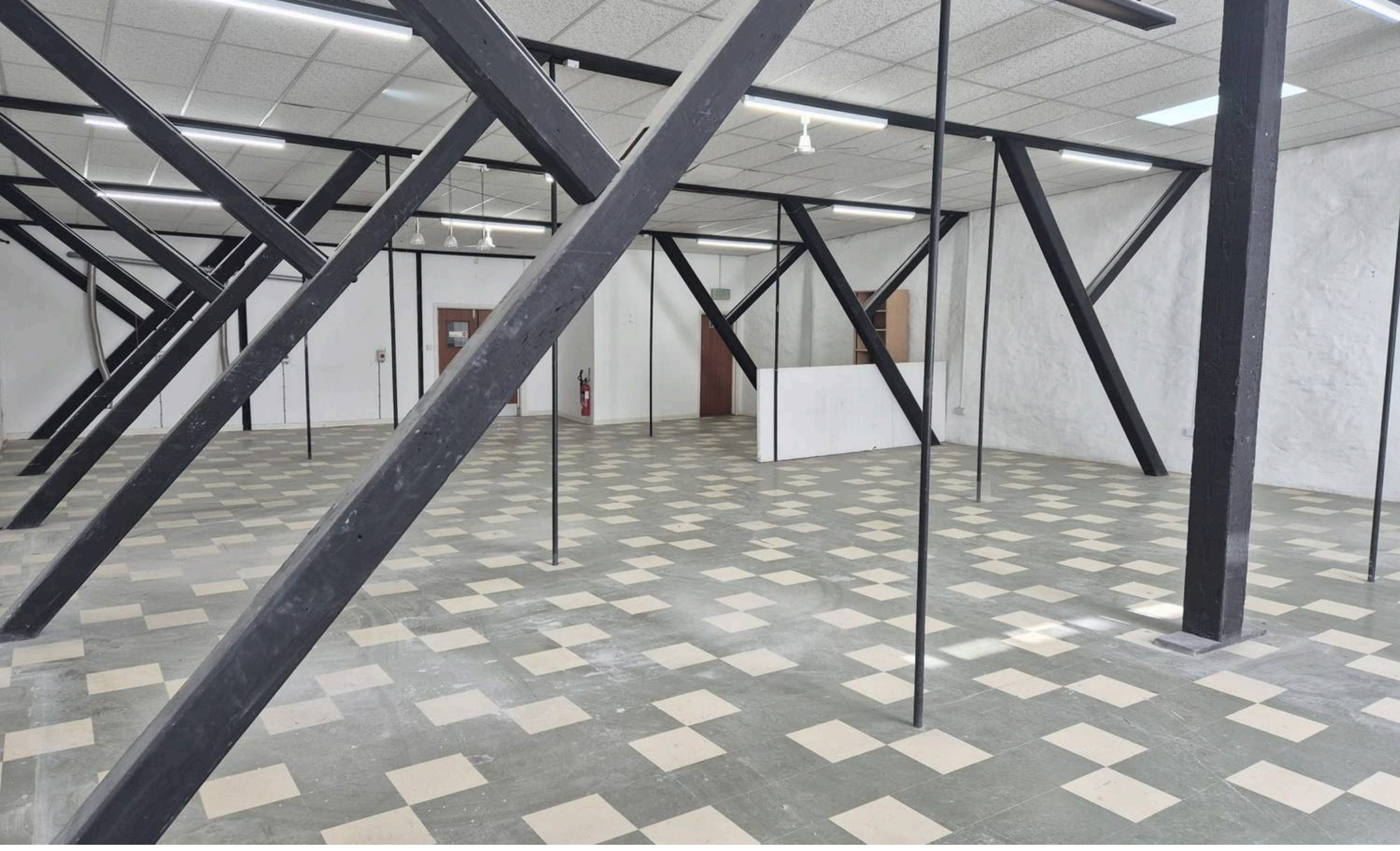

20 Commercial Buildings, St. Helier

£100,000 pa

BROADLANDS COMMERCIAL

Regulated by RICS

20 Commercial Buildings

- Excellent town location with busy footfall
- Warehouse with retail and coffee shop use
- 13,602 sq ft
- Parking on site available
- Customer parking nearby
- Immediately available
- For further information, please contact Nick Trower MRICS nick@broadlandsjersey.com or Evie Wills evie@broadlandsjersey.com



Location

The property is located within St Helier's Central Business District fronting the inner town Old harbour and within close proximity to St Helier's Town Centre.

More specifically the premises are within the parade of the well-known Commercial Buildings and directly next to Norman's main shop entrance and along-side The Harbour Gallery, which is open 9.30am - 5.30pm 7 days a week.

Description

The Property comprises a substantial commercial premises which extends to 13,602 sq. ft and it is suitable with a wide range of retail, trade counter, storage, distribution or light industrial uses.

More recently the property has been used by the Jane James Ceramic operation including working pottery studio, gallery, coffee shop and it has considerable potential uses, in this central location a few minutes' walk from town with a steady footfall to the many commercial surrounding businesses.

The Property has roller shutter door access to the rear warehouse and with car parking on site available. Part of the front elevation comprises an attractive granite Merchants House which is Grade 3 listed (HE0908) and the property has a commercial kitchen for the coffee shop area and wc facilities.

Accommodation

The Property has been measured in accordance with the RICS Code of Measuring Practice and provides a total gross internal floor area of 13,602 sq.ft (1,263 sq.m)

Ground floor - Shop 240 sqft 23 sqm

Ground floor warehouse area 5414 sqft 502 sqm

First floor – office 613 sqft 57 sqm

First floor mezzanine 1723 sqft 160 sqm

Second floor warehouse 5612 sqft 521 sqm







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 or guarantee will be required by the lessor.

Rental Asking
Asking rental - £100,000 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 Broadlands Commercial. Nick Trower MRICS Director – Commercial

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Disclaimer

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2. None of the statements contained in these 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

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