



Georgetown Garage, Victoria Road

Rental Price - £75,000 pa

BROADLANDS
COMMERCIAL



Georgetown Garage

Victoria Road, Jersey

- Mainly open plan showroom with ancillary offices and storage
- 6,285 sqft approx. GIA
- Concrete floor
- Three phase power supply
- Parking
- £ 75,000 pa
- Sole Agent
- For further information, please contact Nick Trower
MRICS nick@broadlandsjersey.com or Guy Gothard FRICS
guy@broadlandsjersey.com or Evie Wills
evie@broadlandsjersey.com

Location

Situated on the north side of Victoria Road, at its junction with Albert Road, the front of the premises face the main road, whilst the rear backs onto Aubin Lane. Occupying a prominent position behind a petrol forecourt, the premises are highly visible whether traveling east or west along Victoria Road.

Description

The premises form part of a two storey building, with petrol forecourt at the front and residential accommodation to the upper floor. The available ground floor premises comprise mainly open plan showroom with ancillary offices, workshop and store, with parking for approximately 5 cars to the rear.

Formerly a car showroom, the premises would suit a variety of retail uses, or alternative uses, subject to Planning and Landlord's consent.



Accommodation

The premises provide the following approximate gross internal floor areas:

Lower showroom – 2,350 sq.ft (218.32 sq.m)

Upper showroom – 1,992 sq.ft (185.06 sq.m)

Workshop area – 1,610 sq.ft (149.57 sq.m)

Store – 333 sq.ft (30.94 sq.m)

Total 6,285 sq ft (583.90 sq.m)

Availability

The premises are available immediately, subject to completion of the legal formalities.

Lease

The premises are available by way of a new lease on effectively full repairing and insuring terms for a period of 9 years.

In line with normal market practice a suitable covenant or guarantee will be required by the lessor.

Asking Rent

Commencing rental of £75,000 per annum, payable quarterly in advance and subject to 3 yearly JRPI reviews.

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 the premises.

Viewing

Strictly by appointment with the Lessor's sole agent.

Nick Trower MRICS Director – Commercial T. +44 (0)1534 874141

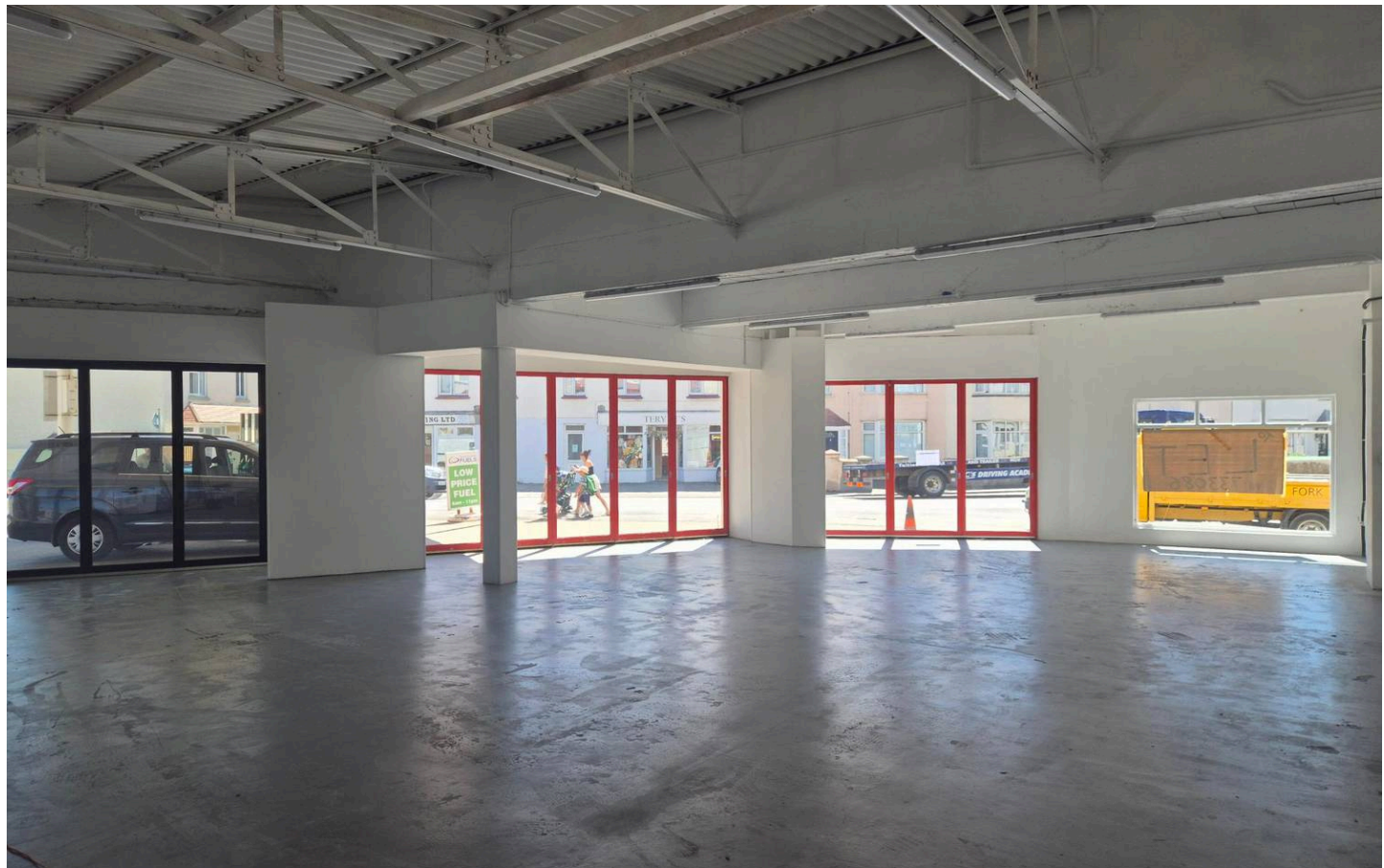
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