

COMMERCIAL PROPERTY RETAIL OPPORTUNITY



Sarre & Company
CHARTERED SURVEYORS

RETAIL PREMISES 3 DON HOUSE DON STREET ST HELIER



567 SQ.FT.

**TO LET ON A NEW INTERNAL
REPAIRING AND INSURING LEASE
(AVAILABLE FROM JANUARY 2022)**

16 Gloucester Street, St.Helier, Jersey, Channel Islands, JE2 3QR.
Tel: 01534 888848 Fax: 01534 888849
Email: property@sarreandcompany.co.uk www.sarreandcompany.co.uk



3 Don House

Don Street, St Helier

LOCATION

The property is located centrally within St Helier's main pedestrian retailing district.

More specifically, the premises are situated immediately to the North of King Street on the Eastern side of Don Street.

We attach a location plan for reference purposes.

DESCRIPTION

The retail unit consists of an efficient self-contained open plan ground floor retailing unit with excellent window frontage. To the rear is a storage area and WC facility.

ACCOMMODATION

The approximate Net Internal Areas of the unit are as follows:

Retail	384 sq.ft.
Storage	<u>183</u> sq.ft.
	567 sq.ft.

TENURE

The unit is available on a new 9 year internal repairing and insuring lease. Rent reviews are 3 yearly in line with Jersey Cost of Living.

ASKING RENTAL

£17,500 per annum.

3 Don House Don Street, St Helier

OCCUPATION

The premises are available from early January 2022.

LEGAL COSTS

Each Party to bear their own legal costs.

COVENANT STRENGTH

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

VIEWING

By contacting the vendor's sole agent:

Alistair M Sarre BSc MRICS or Hugo Mendonca BSc MRICS

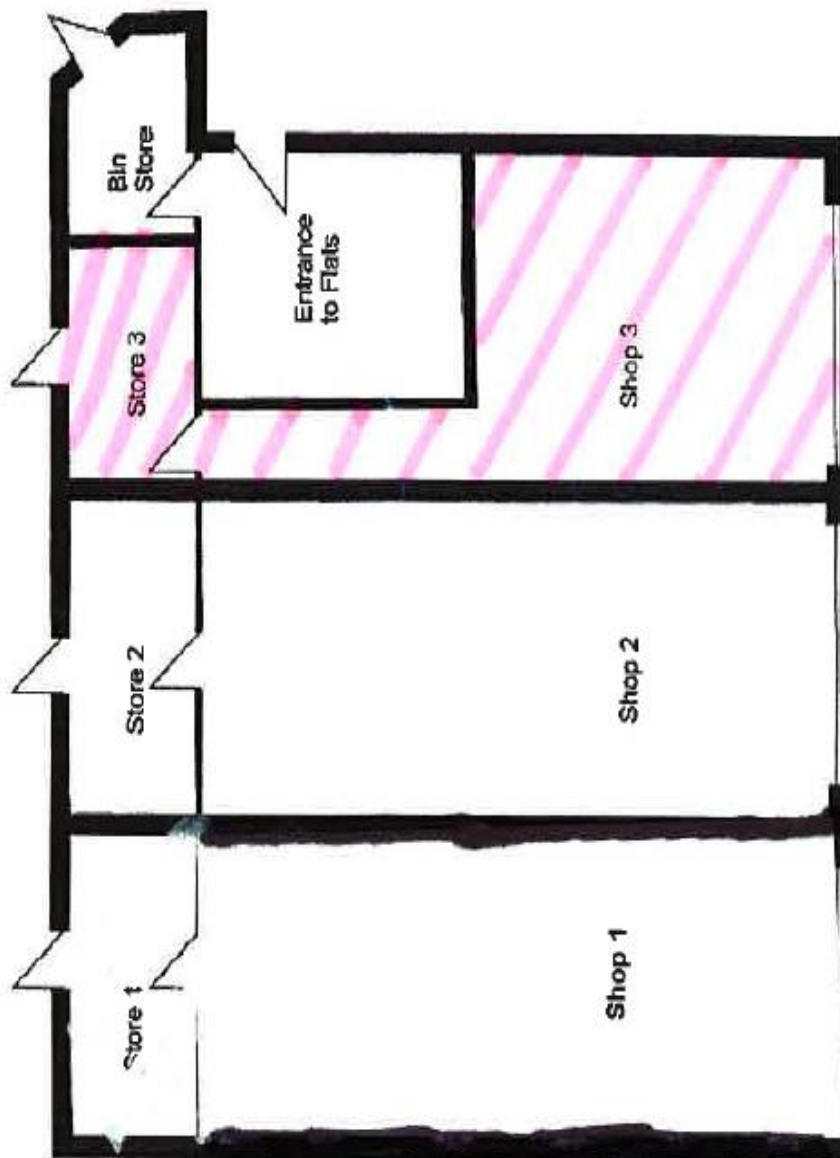
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WHILST WE BELIEVE THESE PARTICULARS TO BE CORRECT NO RESPONSIBILITY CAN BE ACCEPTED FOR ANY INACCURACY

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