

# COMMERCIAL PROPERTY RETAIL OPPORTUNITY



**Sarre & Company**  
CHARTERED SURVEYORS

## UNITS 5 & 6 TEMPLE COURT ST JOHN'S PARADE ST JOHN



**TO LET**

**UNIT 5 – 586 SQ.FT.**

**UNIT 6 – 630 SQ.FT.**

16 Gloucester Street, St.Helier, Jersey, Channel Islands, JE2 3QR

Tel: 01534 888848 Fax: 01534 888849

Email: [property@sarreandcompany.co.uk](mailto:property@sarreandcompany.co.uk) [www.sarreandcompany.co.uk](http://www.sarreandcompany.co.uk)



# Units 5 & 6 Temple Court St John's Parade, St John

## LOCATION

The parade of shops known as Temple Court are located in the Heart of St John's Village immediately behind St John's Parish Church.

We attach a location plan and site plan for reference purposes.

## DESCRIPTION

Temple Court consists of two parades of shops including a Doctors and Dentist Surgery, pharmacy, a village café/restaurant, convenience store, hair beauty salon and a butcher, all served with ample parking and forming part of the village community.

The units form part of a terrace of retail outlets, benefitting from open plan retail space to the front of the unit, with male and female WC facilities, a kitchenette and storage to the rear.

The available units were previously occupied by Haute Cuisine and Twin Islands and form part of the rear parade of shops. The Twin Islands unit at number 5 benefits from planning consent for a commercial kitchen with retail sales.

## ACCOMMODATION

### Unit 5

Retail Sales	496 sq.ft.
Storage Facilities	90 sq.ft.

<b>Total</b>	<b>586 sq.ft.</b>
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### Unit 6

Retail Sales	501 sq.ft.
Storage Facilities	129 sq.ft.

<b>Total</b>	<b>630 sq.ft.</b>
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## TENURE

The premises are available, individually or together, on internal repairing style leases, with the tenant being responsible for a fair proportion of both Foncier and Occupier Rates, building insurance and to keep the front and rear ground floor shop facades in good decorative order. The lease can be up to a duration of 9 years, albeit a shorter term may be considered by negotiation.

## ASKING RENTAL

**Unit 5**            £15,000 per annum  
**Unit 6**            £17,000 per annum

## 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 Julian Roffe FRICS MCI. Arb**

**Sarre & Company  
16 Gloucester Street  
St Helier  
Jersey  
JE2 3QR**

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**E-mail: [property@sarreandcompany.co.uk](mailto:property@sarreandcompany.co.uk)  
Website: [www.sarreandcompany.co.uk](http://www.sarreandcompany.co.uk)**

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

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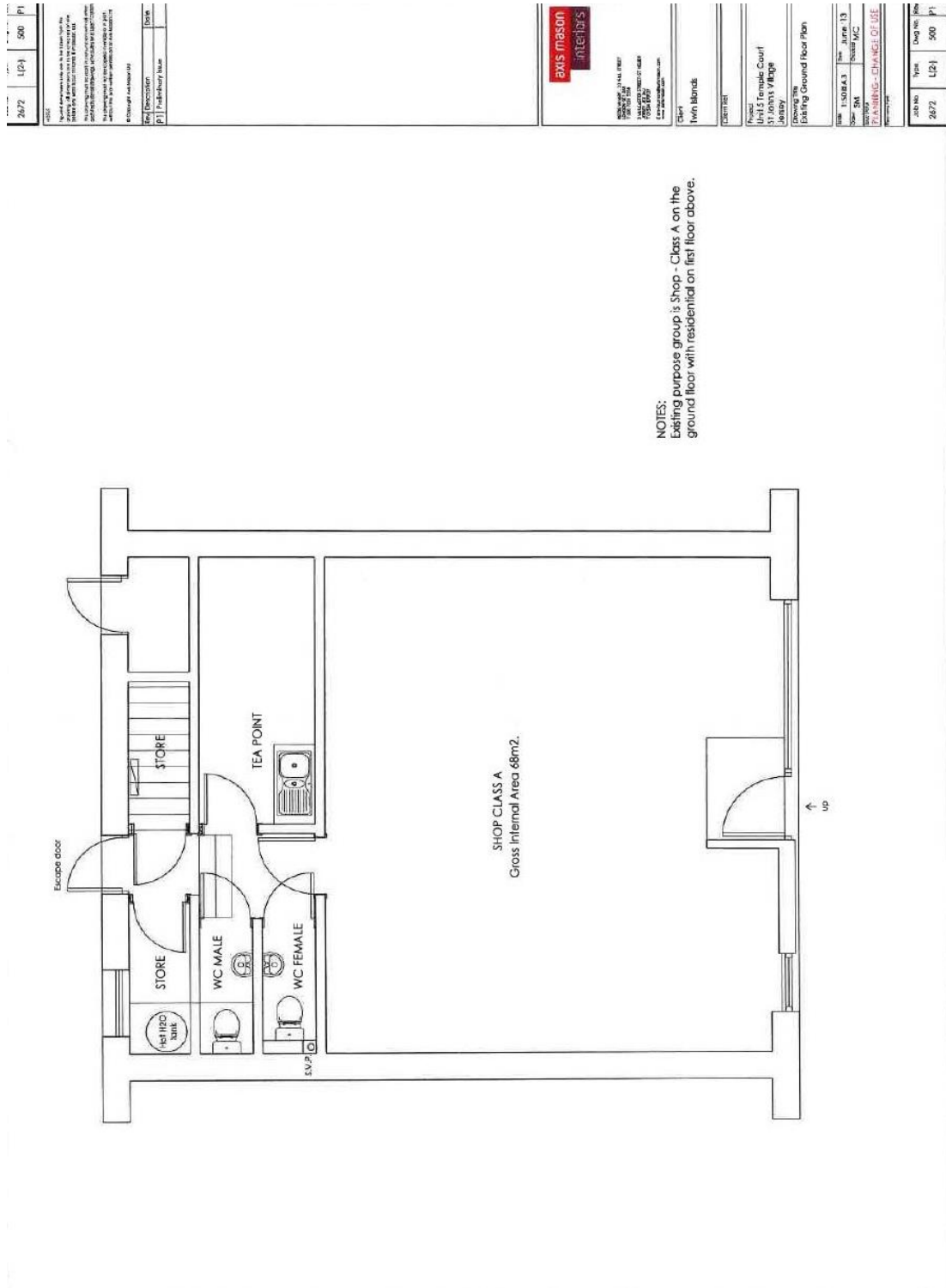
**Unit 5**



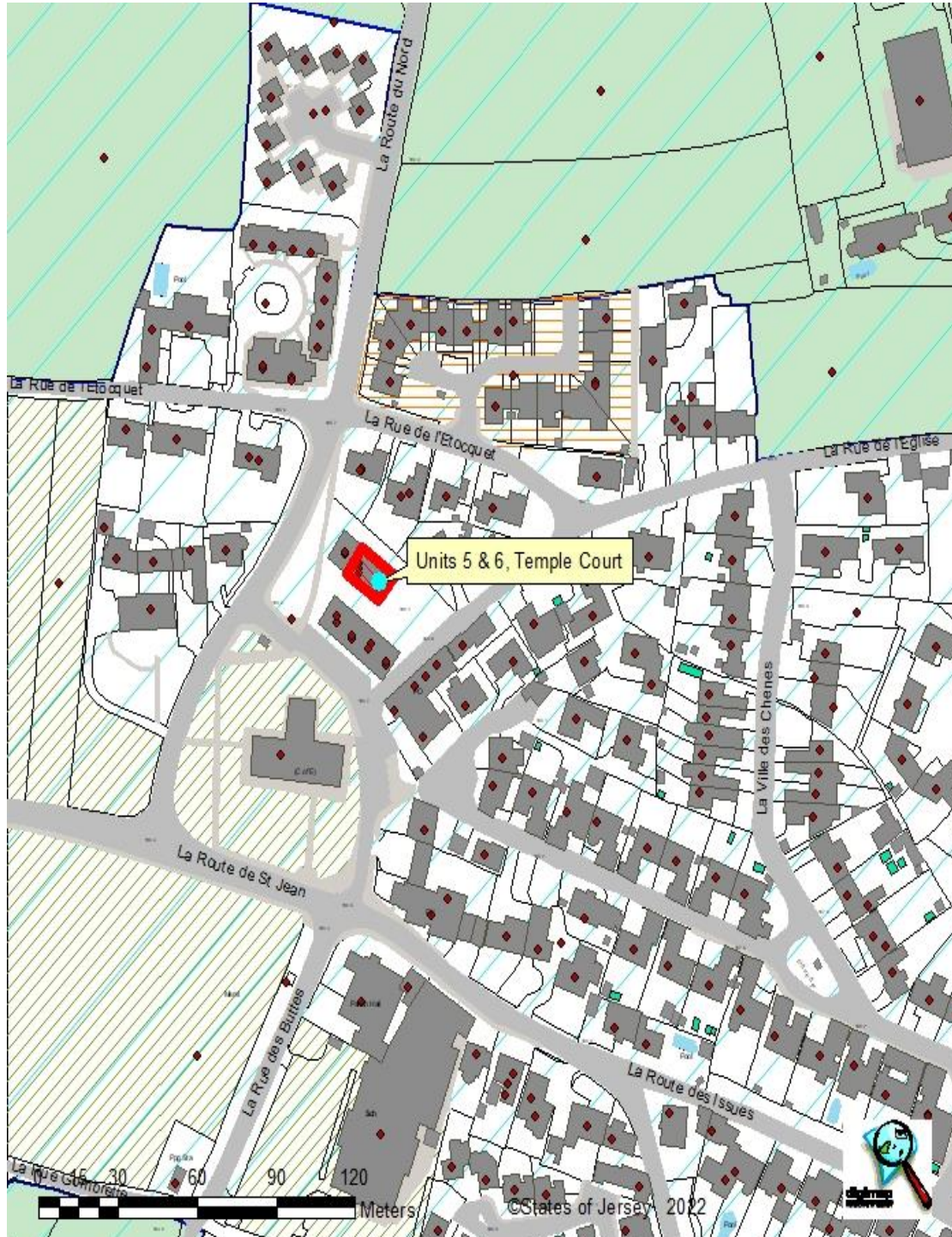
**Unit 6**



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