



5 Clos des Pas shopping parade, Green Street
£16,200 pa

BROADLANDS
COMMERCIAL



5 Clos des Pas shopping parade

Green Street, St. Helier

- An opportunity to acquire an established business including with trade fittings
- No ingoing
- Excellent location and with parking
- Sole Agent
- Contact Erica 07797 712094 or erica@broadlandsjersey.com





5 Clos des Pas shopping parade

Green Street, St. Helier

Gatsby Salon - opportunity to acquire an established business without any ingoing, including with trade fittings

Location

The retail unit comprises part of the Clos des Pas retail parade situated on Green Street in close proximity to Havre des Pas and it benefits from the significant passing pedestrian footfall from the new 147 apartments in the Edinburgh House which are almost now completed by Andium.

Description

The Gatsby hair salon incorporates the usual shop fittings together with 2 basins and 4 customer points to service the business. The unit has an integral kitchen / staff area and w.c. located to the rear of the unit.

Accommodation

Unit No 5 400 sqft 37 sqm

Availability

Immediately on completion of formalities.

Lease Terms

The premises are available on a new internal repairing and insuring style lease for 6 years, subject to three yearly rent reviews in line with Jersey Cost of Living index.

Rental

Asking £16,200pa (£1,350pcm) for Unit 5, subject to a suitable covenant or guarantee will be required by the lessor.

Legal Costs

Each party to bear their own legal costs and any other costs incurred in the letting of this property.

Viewing

Strictly by appointment with the Vendor's sole letting agent. Erica Zonta A.N.A.E.A Director T. +44 (0)1534 880770 M. +44 (0)7797 712094 erica@broadlandsjersey.com www.broadlandsjersey.com



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