

9, Market Street, St.Helier £27,000 pa





# 9, Market Street

# St.Helier, Jersey

- Excellent central location
- Retail unit 525 sqft
- Great internal specification
- Available Immediately
- Please contact Nick on 07797 751558 or nick@broadlandsjersey.com

### Location

The property is located within the pedestrianised precincts to the centre of St Helier's Central Business District close to the Central Market and the prime retailing areas of King Street, Queen Street. More specifically, the property is located on Market Street near to the eastern entrance of the Central Market.



#### Description

The retail unit has an entrance onto Market Street and with many surrounding independent artisanal occupiers include Eden by Claire, Amelie, Bailiwick Botanicals, Rosie's tearoom, Love Bird Pottery Studio and the Rabbit Hole café. This retail unit provides an attractive addition to the trendy Market Street streetscape, benefitting from a decorative shop frontage within a Grade 4 listed building (HE1732). Internally, the shop has been re-fitted by the existing business to a high standard specification incorporating wooden floors and solid ceiling with spotlights. The unit benefits from a store and w.c. located to the rear of the unit along with a courtyard.

#### Accommodation

The property provides a net internal area of 525 sq.ft.

#### Availability

Immediately on completion of the legal formalities.

#### **Lease Terms**

The premises are available by of an assignment of the existing internal repairing and insuring lease which expires on 31st May 2027.

#### Rental

The current passing rental is £2,250 pcm. (£27,000pa). The rent quoted is exclusive of all other outgoings and exclusive of GST if applicable.

#### Legal costs

Each party to bear their own legal costs and any other costs incurred in the assignment of the lease.

#### Viewing

Strictly by appointment with the Assignor's sole agent. Nick Trower MRICS Director – Commercial T. +44 (0)1534 880770 M. +44 (0)7797751558 nick@broadlandsjersey.com www.broadlandsjersey.com







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