



10-12 Queen Street, St. Helier

£88,500 pa

**BROADLANDS**  
COMMERCIAL



# 10-12 Queen Street

St. Helier, Jersey

- Ground trading area of 1,450 sq ft (134.71 sq m) NIA approx
- For further information, please contact Nick Trower MRICS [nick@broadlandsjersey.com](mailto:nick@broadlandsjersey.com) or Guy Gothard FRICS [guy@broadlandsjersey.com](mailto:guy@broadlandsjersey.com)
- Asking rental £88,500 per annum



### Location

The Property occupies a prime position on the southern side of pedestrianised Queen Street, St Helier, the capital town and main business hub of Jersey. King Street and Queen Street make up St Helier's primary shopping thoroughfare, traded by several well-known multiple retailers including Monsoon, Molton Brown, Boots, Marks & Spencer, Sports Direct, Schuh, JoJo Maman Bébé, JD Sports, Clarks, Superdrug, Next, Benetton, and Espirit, to name a few. King Street is also home to a number of department stores, including Voisins, de Gruchy's and Flannels.

### Accommodation

The premises provide the following approximate net internal floor areas: - Ground Retail 1,450 sqft (ITZA 1,213sqft) First Kitchen 48 sqft Ancillary/store 114 sqft Total 1,612 sqft 149.75 sqm

### Opportunity

The shop premises are immediately available by way of a new effective full repairing (subject to no betterment), insuring and rate paying lease at a rental of £88,500.00 per annum, subject to three yearly RPI reviews. The current annual Parish Rates liability is £2,750.00

### Plans

Please see below indicative plans

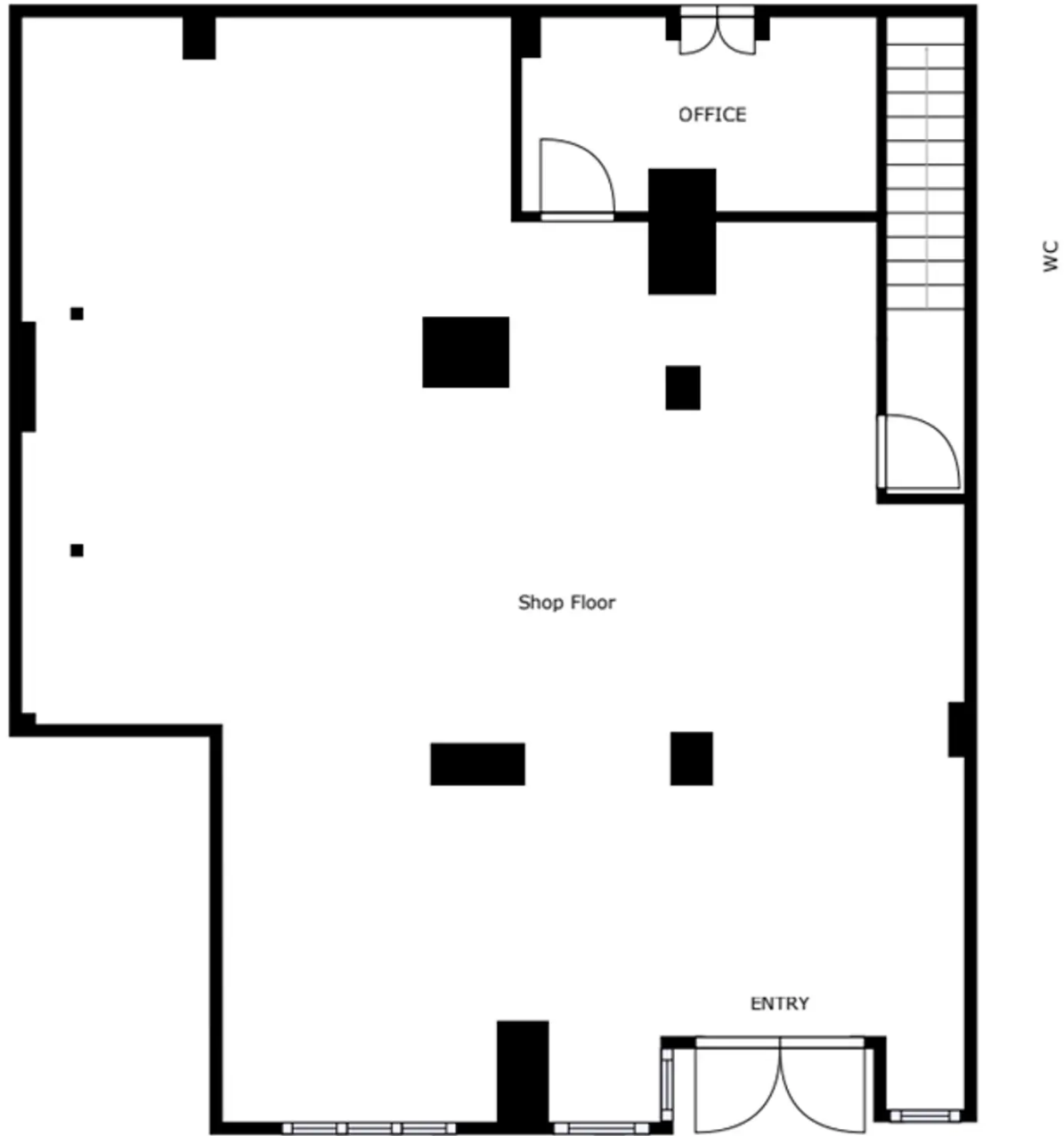
### Legal & Professional costs

Each party to bear their own costs, whether a transaction arises.

### Viewing and Further information

For further information, please contact Nick Trower MRICS [nick@broadlandsjersey.com](mailto:nick@broadlandsjersey.com) or Guy Gothard FRICS [guy@broadlandsjersey.com](mailto:guy@broadlandsjersey.com)





GROUND FLOOR

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