



66, King Street, St. Helier
£95,000 pa

BROADLANDS
COMMERCIAL



66, King Street, St. Helier

- 100% Prime Retail Opportunity
- Landmark property situated in the centre of King Street
- Retail shop – 1,012 sq ft
- Ancillary stores – 1,051 sq.ft
- Asking rent of £95,000 per annum
- For further information, please contact Nick Trower
MRICS nick@broadlandsjersey.com



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The ground floor comprises a retail unit fronting onto King Street and ancillary storage with a delivery area to its rear from Dumaresq Street. It comprises a timber framed shopfront and internally benefits from a good specification including solid floors, A/C and spotlighting.



Location

The Property occupies a 100% prime position on the northern side of King Street and the building also benefits from two car parking spaces which are accessed from Dumaresq Street at the rear. The property benefits from being located in a pedestrianised area and is surrounded by a number of major retailers including Next, JD Sports, Schuh, Mountain Warehouse, M&S, Flannels and Sports Direct along with the De Gruchy and Voisins department stores. Public parking is provided a short walk away in Sand Street car park and Pier Road car park.

Accommodation

The Property has been measured in accordance with the RICS Code of Measuring Practice and provides the following net internal floor areas :- Ground floor: Retail - 1,012 sq.ft. (94.05 sqm) Ancillary: Storage - 1,051 sq.ft. (97.64 sqm) Zone A 433 sqft 40.23 sqm Zone B 433 sqft 40.23 sqm Zone C 146 sqft 13.59 sqm.

Lease Terms

The ground floor is available by way of a new 9-year internal repairing and insuring lease.

Rental

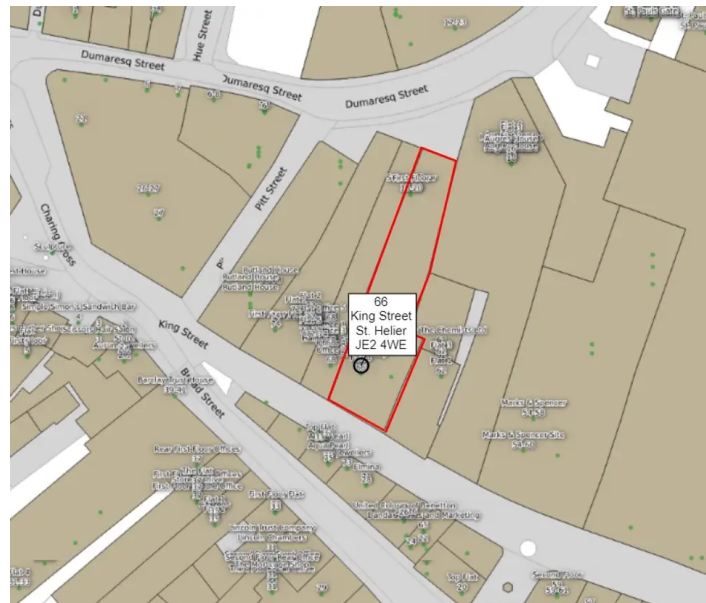
£95,000 pa and the rental quoted is exclusive of all other outgoings and exclusive of GST if applicable.

Legal costs

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

Viewing

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