

## SHOP PREMISES TO LET LIBERTY WHARF ST HELIER

### UNIT 13A

**AVAILABLE WITH IMMEDIATE VACANT POSSESSION**



- **PRIME FOOD & BEVERAGE UNIT**
- **976 SQ.FT. (90.70 SQ.M.)**
- **PRIME PITCH FACING LIBERATION SQUARE**
- **ESTABLISHED HIGH FOOTFALL LOCATION**
- **£45,000 PER ANNUM**
- **16 INDOOR SEATED COVERS +**
- **ALFRESCO DINING – FRONT AND REAR**



## Location

Liberty Wharf is the Channel Islands' only covered shopping centre and provides a blend of quality retail, leisure, and hospitality outlets. The centre has excellent footfall and is already home to many well-known local and national brands such as the Apple Store under the name IQ Jersey, M&S Food Hall, Matalan, Bodyrox Gym, Hapi Fashion, Glamour Hair & Beauty, Little Star childrens clothes & accessories and Pearl Poetry Jewellery together with Seafish, Meat & Eat & Quayside Restaurants.

Located in the heart of St Helier and the financial district, Liberty Wharf Shopping Centre is neighbouring the International Finance Centre and is in next to the bus station, Tourist Information Centre, Liberation Square and opposite St Helier Marina.

## Description

Unit 13A occupies a prime position facing Liberation Square and is adjacent to the main entrance of Liberty Wharf. The unit formally occupied by Cornish Bakery benefits from a fitted food preparation area, small office, store and toilets. There is a servery and seating indoors for 16 covers plus additional alfresco seating areas to the front and rear. This is an excellent opportunity for an established business to move in, stamp their identity on the property and start trading.

All current fixtures fittings & furniture remain as part of the transaction and therefore the premises are available for immediate trading.

**The approximate net internal area of the unit is 976 sq.ft. plus alfresco.**

## Lease Terms

**The premises are available on a new lease on an internal repairing basis only at a commencing annual rental of £45,000 per annum (excluding the front alfresco as controlled by the Parish) A service charge is set up to cover all communal costs associated with a multi occupied shopping complex. Further details available upon request.**

## Rent Reviews

**The rent will be reviewed on a triennial basis in line with the increase in the Jersey Retail Price Index.**

## Costs

**Each party to bear their own legal and other associated costs with the transaction whether or not it completes.**



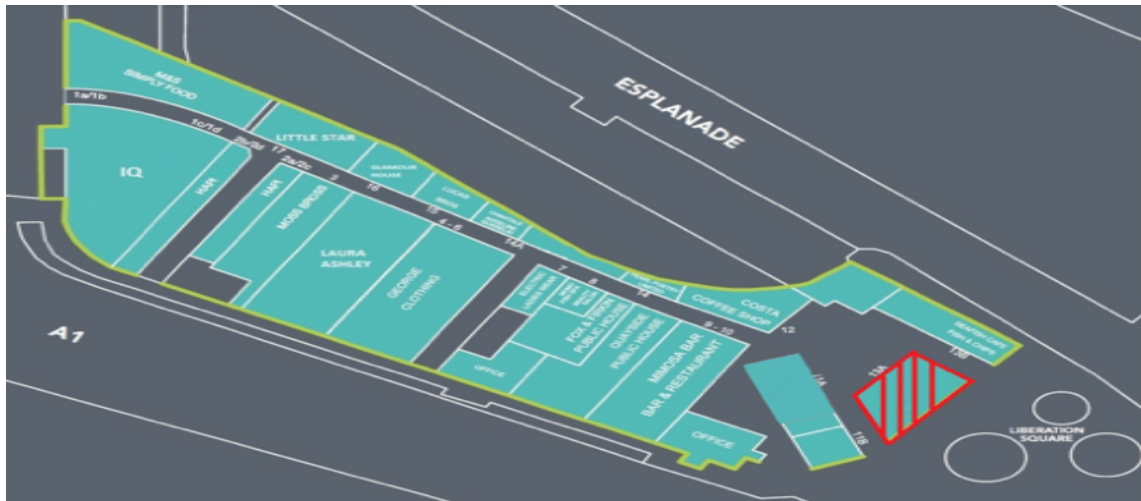
## Availability

The premises are available immediately for occupation subject to suitable terms being agreed.

## Other Details and Viewing

Strictly upon application to Jon Carter at Carter Property Consultancy:

tel. 07797722695 or email at [jon@joncarterproperty.com](mailto:jon@joncarterproperty.com)



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