

# SHOP PREMISES TO LET LIBERTY WHARF ST HELIER

## UNIT 14

### AVAILABLE WITH IMMEDIATE VACANT POSSESSION



#### 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

The premises are located directly opposite Matalan and are a self-contained shop benefitting from large display windows and central door access. The premises are provided on an open plan basis. The occupier will be able to fit out the premises (if required) to suit their own specification and requirements (subject to prior landlord and Planning approval)

**The approximate net internal area of the unit is 411sq.ft.**



## Lease Terms

The premises are available on a new lease on an internal repairing basis only at a commencing annual rental of £20,000 per annum exclusive of GST rates and insurance. A service charge is set up to cover all communal costs associated with a multi occupied shopping complex. Further details available

## 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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