

## SHOP PREMISES TO LET

### SUITABLE FOR A VARIETY OF USES

(subject to any necessary planning requirements)

#### TOWN RETAIL PREMISES BATH STREET ST HELIER



- FANTASTIC SHOP FRONTAGE
- 1,280 SQ FT RETAIL PLUS ANCILLIARY
  - IMMEDIATE OCCUPATION



## Location

The shop is located in Bath Street, St Helier close to the junction with West Centre and forms part of what is known as the Le Gallais Building and is directly opposite the junction with Charles Street.

The shop premises have excellent main road access and large window frontage.

## Description

The premises are self-contained and fully fitted out as a Costa Coffee shop but lend themselves to many other uses including general retail, showroom, or another food & beverage unit.

The premises currently have the main retail area together with a rear office and separate preparation area plus disabled and other toilet facilities.

The property has excellent large display windows fronting onto Bath Street.

The occupier will be able to fit out the premises to suit their own specification and requirements (subject to prior approval)

## Floor Area

The approximate net internal area of the unit are as follows:

Retail area approximately	1,280 sq.ft.
Ancilliary storage/prep	67 sq ft
Office	65 sq ft

TOTAL 1,412 SQ FT

## Lease Terms

The property is available on a new sublease for a period of up to the head lease expiry in March 2026 and therefore just over 4 ½ years are available.

Subject to further negotiations with the ultimate landlord they may be prepared to grant a longer lease.

## Rental



The shop is available at a commencing annual rental of £42,500 per annum exclusive of GST rates and insurance.

### **Rent Reviews**

The rent will be reviewed in accordance with the increase with the JRPI in line with the head lease in March 2023.

### **Costs**

Each party to bear their own legal and other associated costs in relation to this 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)

W: [www.cpc.je](http://www.cpc.je)

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