

ON THE INSTRUCTION OF BOOTS PRIME SHOP TO LET

10 Bath Street
St Helier
JE2 4ST



- Prominent corner position.
- Close proximity to Queen Street & King Street.
- Popular tourist destination.

■ Location

St Helier is one of twelve parishes in Jersey with a population of approximately 33,500 making it the largest town in Jersey.

The property occupies a prominent position on the corner of Bath Street and Hilgrove Street in the centre of St Helier. Nearby national multiples include Boots, Dorothy Perkins, Costa, British Red Cross, Hotel Chocolat and McDonalds.

■ Description

The premises comprise a ground floor retail unit only.

■ Accommodation

The property has the following approximate dimensions and floor areas:-

Net frontage	4.64 m	15 ft 3 ins
Return frontage	4.10 m	13 ft 5 ins
Ground floor sales	35.20 Sq. m	379 Sq. ft

■ Rent

£15,000 per annum exclusive plus VAT (if applicable).

■ Tenure

The premises are available by way of a new lease for a term to be agreed subject to rent review patterns.

■ EPC

Details available upon request.

■ Rates

Tenants shall be responsible for Parochial Rates.

For rates payable from April 2024 please refer to the Local Charging Authority, St Helier Parish Town Hall - 01534 811811.

■ Legal costs

Each party are to be responsible for their own legal costs incurred in this transaction.

VIEWINGS - Strictly by appointment

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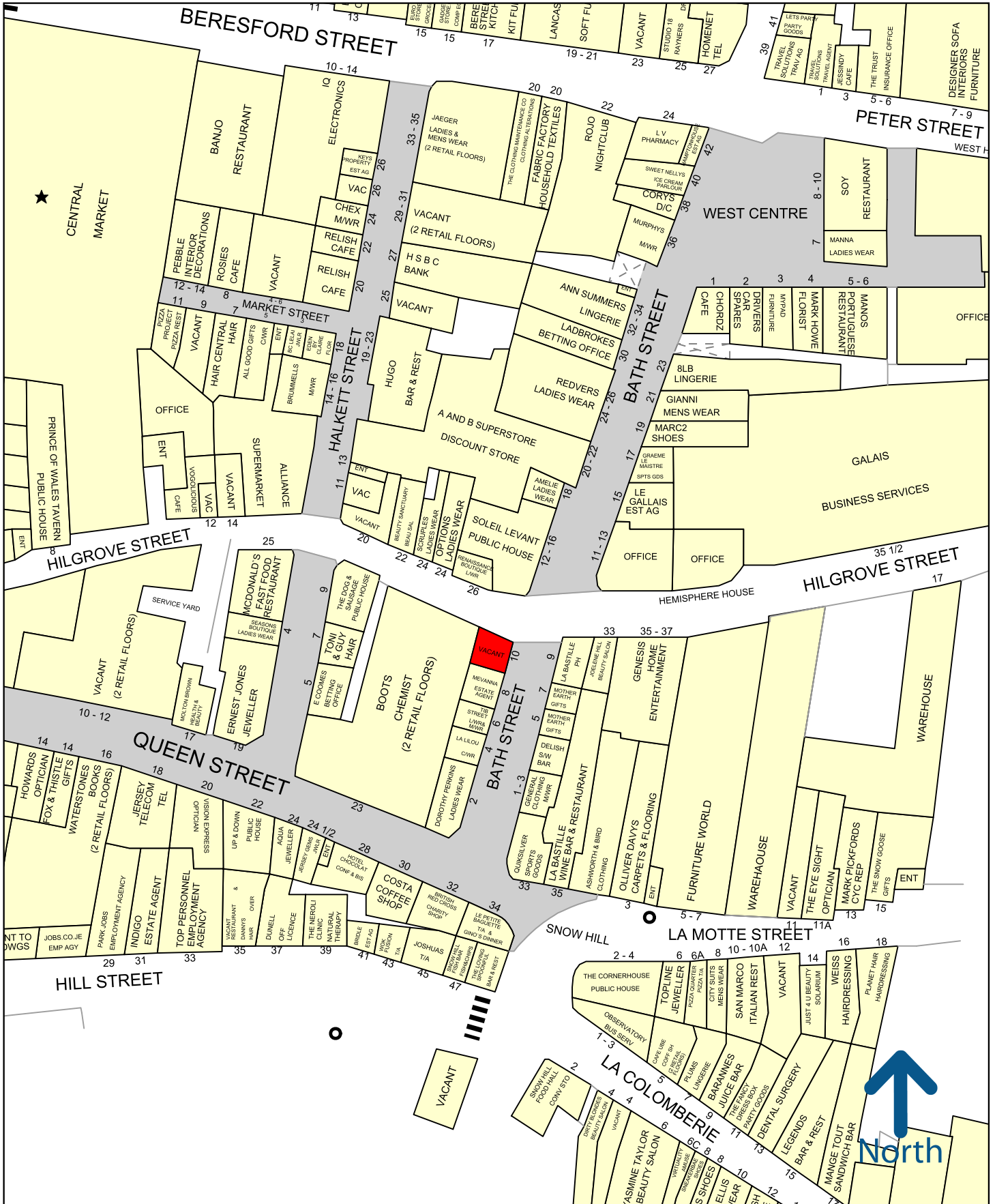
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These particulars are intended as a guide and must not be relied upon as statements of fact. They are expressly excluded from any contract. All prices/rents quotes are exclusive of VAT which may be payable. To comply with our legal responsibilities for Anti-Money Laundering, it is necessary to check all parties involved in this transaction. It is the responsibility for parties on both sides to provide information necessary to complete these checks before the deal is completed. Information required will include:-

- Corporate structure and ownership details
- Identification and verification of ultimate beneficial owners
- Satisfactory proof of the source of funds for the Buyers/Funders/Lessee

Brasier Freeth is a RICS regulated firm and is subject to the RICS Code for leasing business premises. Full details of the Code are available from Brasier Freeth or via link >



50 metres

Experian Goad Plan Created: 30/04/2019
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