

Merchants Square - The Port House Retail Unit

- Fronting on to the new pedestrian link from Town Park to Halkett St.
- Brand new retail space at an affordable rent
- Vibrant mixed-use environment
- New Pedestrian thoroughfare
- Share Transfer or Leasehold opportunity

108 m²/1162 Sq ft
Lease - £30,000 pa.
Purchase - Offers



Merchants Square - The Port House Retail Unit

The property is located fronting on to the new pedestrian walkway linking The Town Park to Halkett Street and forming part of the new mixed-use Merchants Square development. The property is opposite the new Premier Inn. The property will benefit from high levels of passing pedestrian traffic and is within the north of St Heliers vibrant residential area. The property would be suitable for a wide variety of uses.

Description

Internally the space will be finished to shell condition ready for owners/tenants fit out.

Area

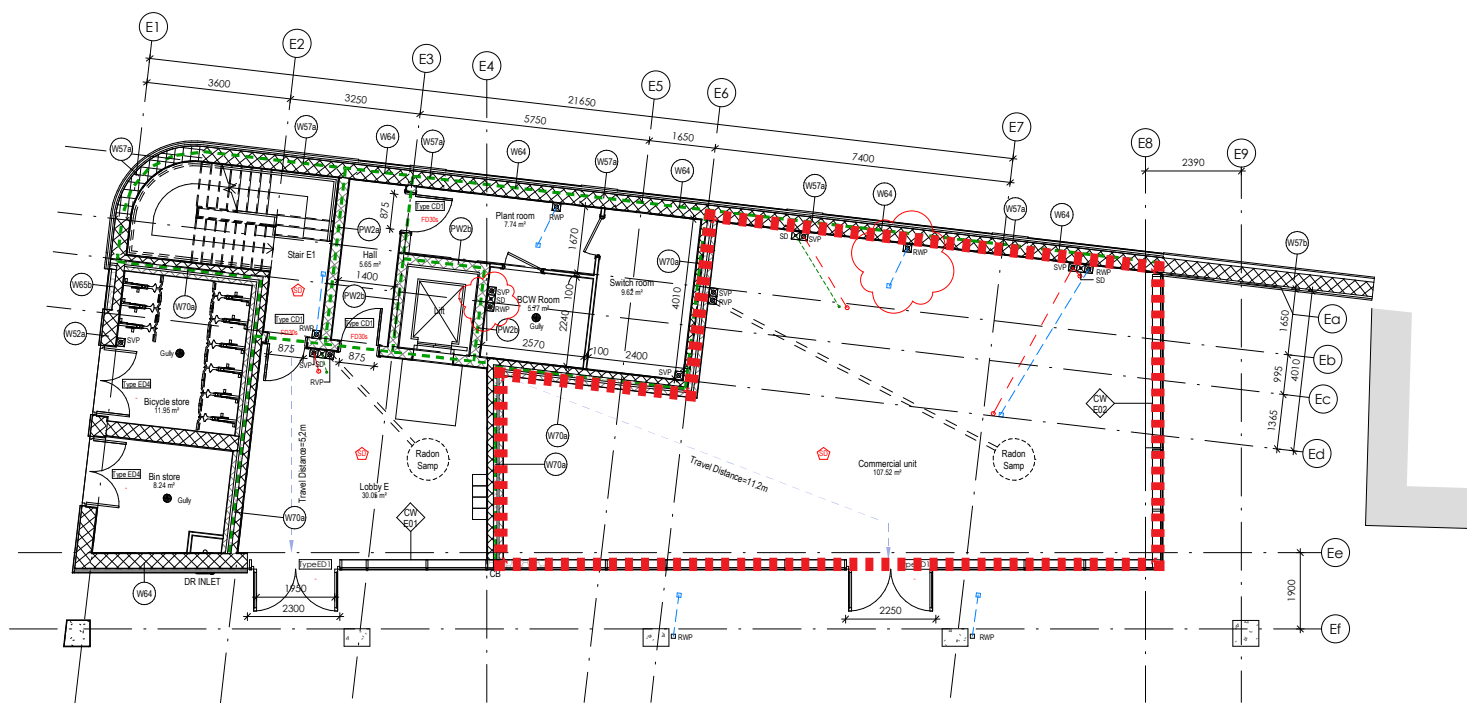
The premises have been assessed from Architects plans and found to have the following Gross Internal Areas:

Area: Retail Area (Shell)

SQ FT: 1,162

SQ MTRS: 108





Services

We are advised that the property will be connected to all mains services, except gas.

Terms

The premises are available (subject to contact) for sale by way of share transfer or on a fully repairing and insuring lease, for a term of 9 years at a commencing rental of £30,000.00 per annum exclusive of service charge, subject to 3 yearly, upward only, JRPI rent reviews.

Legal Costs

Each party will be responsible for their own legal costs associated with the transaction whether or not it completes.



Buckley &Co.

31-33 New Street, St Helier
01534 880 880
info@buckleyandcompany.co.uk
www.rpl.com



For further information please contact the
Landlord's sole agents, Buckley & Co on 880880.

Contact

Ed Newman
E-mail: ed@buckleyandcompany.co.uk

Simon Gale (LLB Hons)
E-mail: simon.gale@buckleyandcompany.co.uk

Simon Buckley (FRICS)
E-mail: simon@buckleyandcompany.co.uk

Notice

Buckley and Company Limited, as agents for the vendor, or as the case may be, Lessor ("Vendor") and for themselves, give notice that:

1. These particulars are provided merely as a general guide to the property. They are not and shall not hereafter become a part of any offer or contract.
2. The statements herein are made in good faith but without responsibility whatsoever on the part of the vendor, Buckley and Company Limited or their servants. IT is for the Purchaser or as the case maybe the Lessee (the "Purchaser") to satisfy themselves by inspection or otherwise as to their accuracy anf fullness, they must not in entering into any contract otherwise rely upon these particulars as statements on representations of fact.
3. The Vendor does not make or give and neither Buckley and Company Limited not its servants has any authority, express or implied, to make or give any representations or warranties in the respect of the property.
4. In the event of any inconsistency between these Particulars and the Condition of Sale, the latter shall prevail.
5. Nothing in these particulars should be deemed to be a statement that the property is in good condition or that any service or facilitie are in working order.

Note: Buckley and Company Limited has not made any investigations into the existence or otherwise of any issues concerning pollution and potential land, air or water contamination. The purchaser is responsible for making their own wnquiries in this regard.

