

**WESTLEA STORE, LA ROUTE DE ST AUBIN, ST AUBIN**



**TO LET**

**Prominent retail outlet**

**653 sq ft**

**Rent £16,500 per annum  
(exclusive of GST)**

**Available immediately**



# Retail

[www.buckleyandcompany.co.uk](http://www.buckleyandcompany.co.uk)



## Location

The shop, which has most recently traded as a hobby shop, occupies a prominent position on the southern side of the busy La Rue De St Aubin thoroughfare, a short distance from Victoria Avenue. The immediate surrounding area includes a mix of uses including retail and residential. Nearby occupiers include The Mansell Garage, The Old Bakehouse and Checkers Express. First Tower and Victoria Avenue car parks are also located close by.

## Description

The traditionally built property benefits from a highly visible display board and an extensive show window.

The ground floor retail area benefit from the following fixtures:

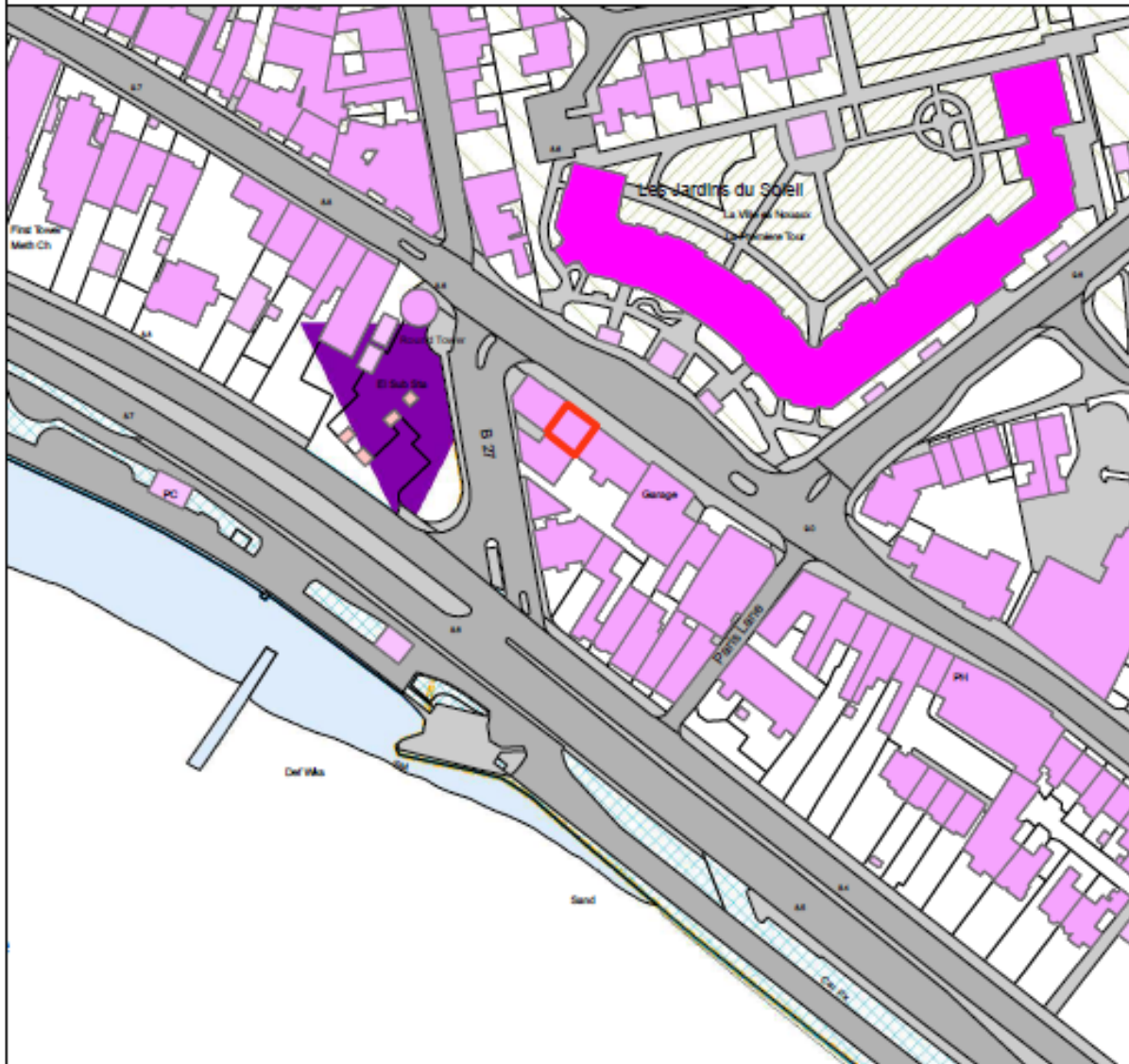
- Suspended ceilings
- Recessed lighting
- W.C. facilities

## Accommodation

The property, which has been measured in accordance with RICS guidelines, provides the following approximate Net Internal Areas:

| Floor  | Use    | Area      |
|--------|--------|-----------|
| Ground | Retail | 653 sq ft |





0 5 10 20 30 40

 Meters

Scale 1:1,460

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LADBROKES RACING LTD  
WEST LEA  
LA ROUTE DE ST. AUBIN  
LA ROUTE DE ST. AUBIN  
ST. HELIER  
ST. HELIER  
JE2 3SG

Vingtaine : du Mont à l'Abbe  
Type : Commercial  
UPRN : 69312891

### Terms

The property is available immediately by way of a new nine year fully repairing and insuring style lease at a commencing rental of £16,500 per annum. Rental exclusive of rates, insurance and GST.

Any transaction will be subject to the obtaining of references, guarantees and any official consents as may be required in the usual fashion.

### Legal Costs

Each party will be responsible for their own legal costs associated with the letting.

### Services

We are advised that the property is connected to all mains services except gas.

### Viewing

Strictly upon appointment, for further information please contact the sole letting agents:

#### **Buckley and Company Limited**

31-33 New Street

St Helier, Jersey, JE2 3RA

Telephone: 01534 880880

Facsimile: 01534 759374

Contact **Ed Newman MRICS**

e-mail [ed@buckleyandcompany.co.uk](mailto:ed@buckleyandcompany.co.uk)



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