



Coast View Lodging House Victoria Avenue, St. Helier

Asking price - £775,000

BROADLANDS
COMMERCIAL



Coast View Lodging House Victoria Avenue

St. Helier, Jersey

- Excellent location
- 6 self-contained bedsits
- 1 x 2 bedroom flat (A-H)
- The property benefits from sea views across the whole of St Aubin's Bay
- Total rent of £77,100 per annum (gross)
- Asking price - £775,000
- Full fire and lodging house certificates
- For further information, please contact Nick Trower
MRICS nick@broadlandsjersey.com
- Sole Agent



Location

Coast View is situated on Victoria Avenue, at its junction with Paris Lane, at First Tower. The property is conveniently located within easy access to the beach and cycle track, just a short walk to work and all other St Helier amenities. Car parking is provided close by within the lay-by's on Victoria Avenue and within Les Jardins du Soleil public car park (to the north).

Description

This substantial period property offers 6 self-contained bedsits within the registered lodging house and with a separate 2 bedroom (A-H) flat with a large conservatory lounge at first floor level with partial sea views. The property has been well maintained and the current owner has recently redecorated the property externally including the roof. The property also benefits from 1 small car parking space and a basement providing a laundry facility. The property has full fire and lodging house certificates, bringing in a Gross total rent of circa £77,400 per annum.

Accommodation

Ground floor:

Unit 1 – Bedsit with separate bathroom on the landing.

Unit 2 - Self-contained bedsit.

Flat – Kitchen/utility, two bedrooms, shower room and with a conservatory lounge with partial sea views on the first floor.

First floor:

Unit 3 - Self-contained bedsit.

Unit 4 - Self-contained bedsit with sea views.

Second floor:

Unit 5 - Self-contained bedsit.

Unit 6 - 1 bed unit with sea views. Basement: 2 storage rooms and laundry facilities.



Rental

The current gross rental income totals £77,100 per annum.

Asking Price

The opportunity exists to acquire this property for a consideration of £775,000 exclusive of GST as applicable.

Legal costs

Each party to bear their own legal costs and any other cost incurred in the purchase of this property.

Viewing

Strictly by appointment with the Vendor's sole agent.

Nick Trower MRICS

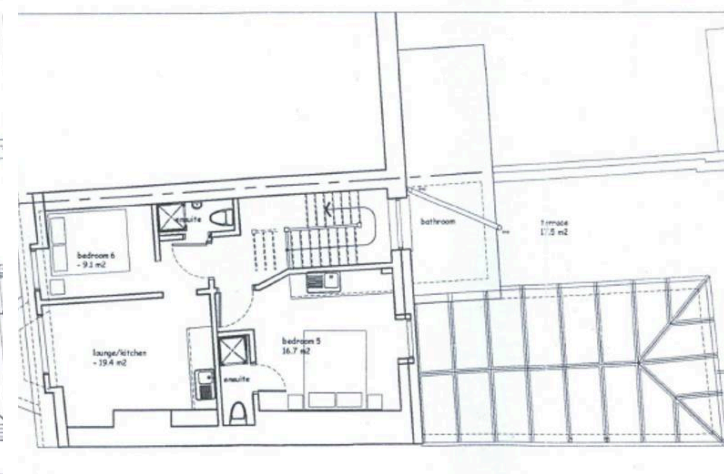
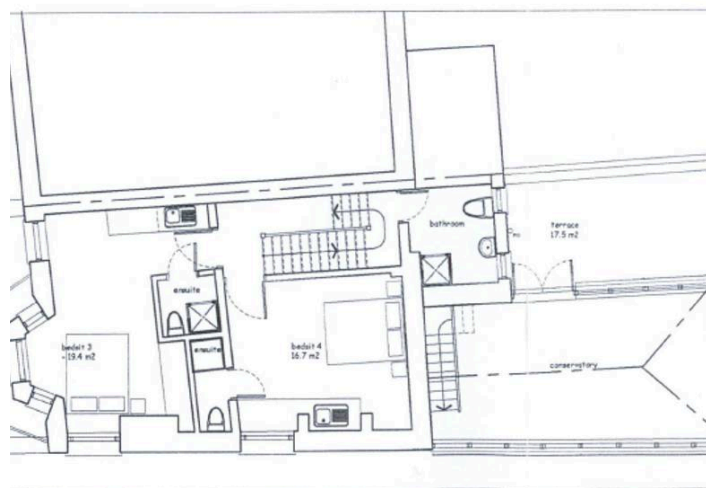
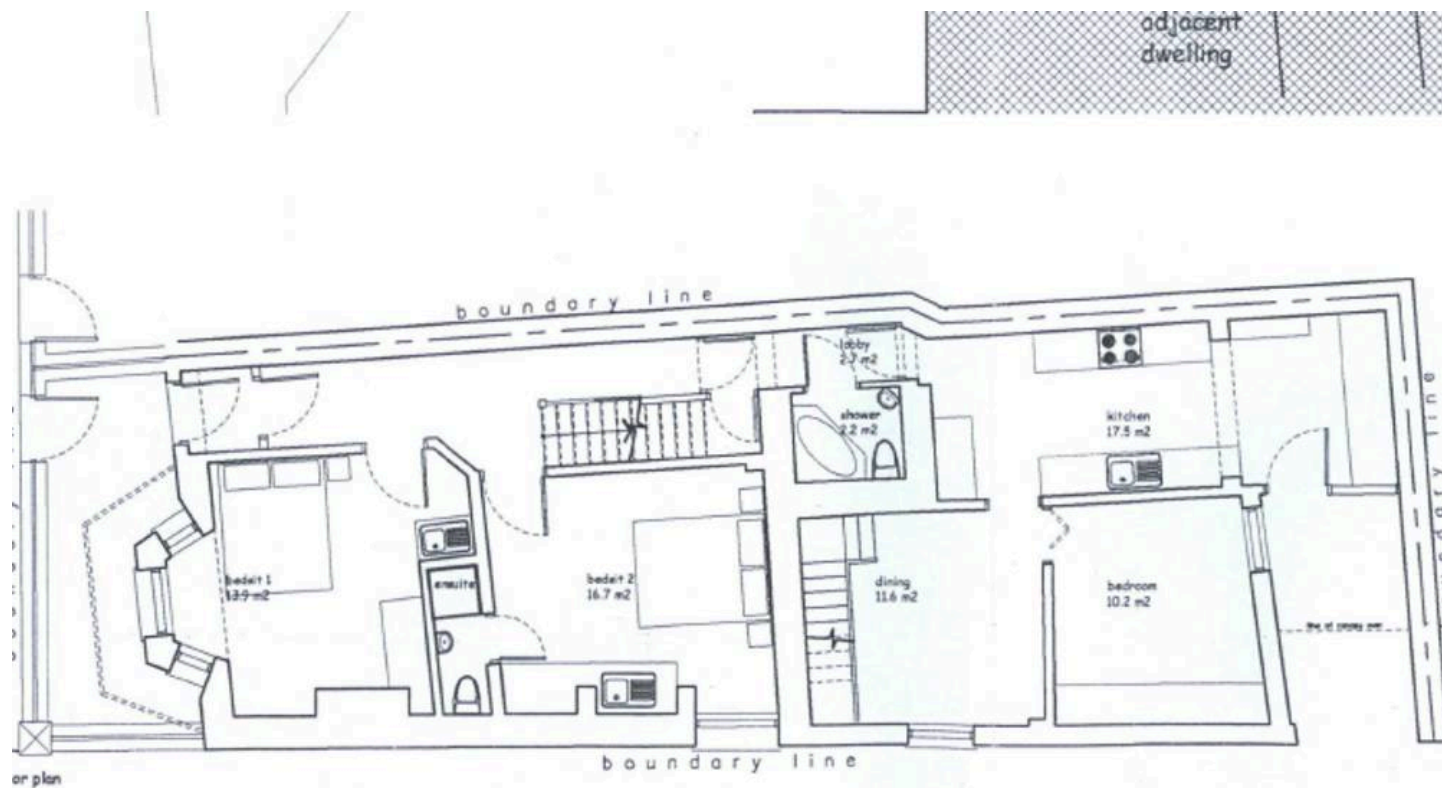
Director – Commercial

T. +44 (0)1534 874141

M. +44 (0)7797751558

nick@broadlandsjersey.com

www.broadlandscommercial.com



Disclaimer

Broadlands for themselves and for the vendor(s) or lessor(s) of this property whose agents they are, give notice that:

- 1. These particulars do not constitute, nor constitute any part of, an offer or contract.**
- 2. None of the statements contained in these particulars as to the property are to be relied on as statements or representations of fact.**
- 3. Any intending purchaser or lessee must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars.**
- 4. The vendor(s) or lessor(s) do not make or give and neither**

**Broadlands nor any person in their employment has any authority to make or give, any representation or warranty whatever in relation to this property.
Unless otherwise stated all prices and rents are**

quoted exclusive of GST. These details are believed to be correct at the time of compilation but may be subject to subsequent amendment.

