



## 2 & 3 Newtown Buildings, David Place, St. Helier

Guide Price £795,000

**BROADLANDS**  
COMMERCIAL







## Newtown Buildings, David Place

St. Helier, Jersey

Prominent substantial double retail unit and with 2 large apartments

Retail unit – 1,009 sqft

Good location

### Location

This Property is centrally located in a prominent position with frontage onto David Place. The property is within proximity to Millennium Park and the new Merchant's Square development which includes a new Premier Inn. The surrounding area is mixed use with a number of offices, shops, many medical practices, park, Premiere Inn and the new Randall's Nomu restaurant

### Description

The two interlinked period buildings provide an attractive addition to the David Place streetscape, benefiting from a double shop frontage incorporating a large, glazed timber window displays. The buildings are Grade 4 listed HE0924 but the interior of the property is not of interest. The shop has various storage areas, an office and a W.C. which is located to the rear of the unit. The commercial unit has been occupied by Spar convenience market and more recently the Costcutter franchise, benefiting with the valuable Category 6th (Off ) Licence.

The residential apartments, with separate entrance doors from David Place, could command a potential rental of £15,000 pa for the 2-bedroom flat and £18,000 pa. for the 3-bedroom flat.





**Accommodation**

The Property has been measured in accordance with the RICS Code of Measuring Practice and provides a net internal floor areas, as below.

Ground floor Retail 1,009 sqft (93.75 sqm) Storage 137 sqft (12.69 sqm)

No 2 - apartment First floor – Lounge, double bedroom, half landing with bathroom 2nd floor – 2 rooms, kitchen Attic - double bedroom

No 3 - apartment First floor – Lounge, kitchen, half landing with wc 2nd floor – 2 double bedrooms, bathroom Attic - double bedroom

**Asking Price**

The opportunity exists to acquire the freehold interest of the property for a consideration over £ 795,000 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.

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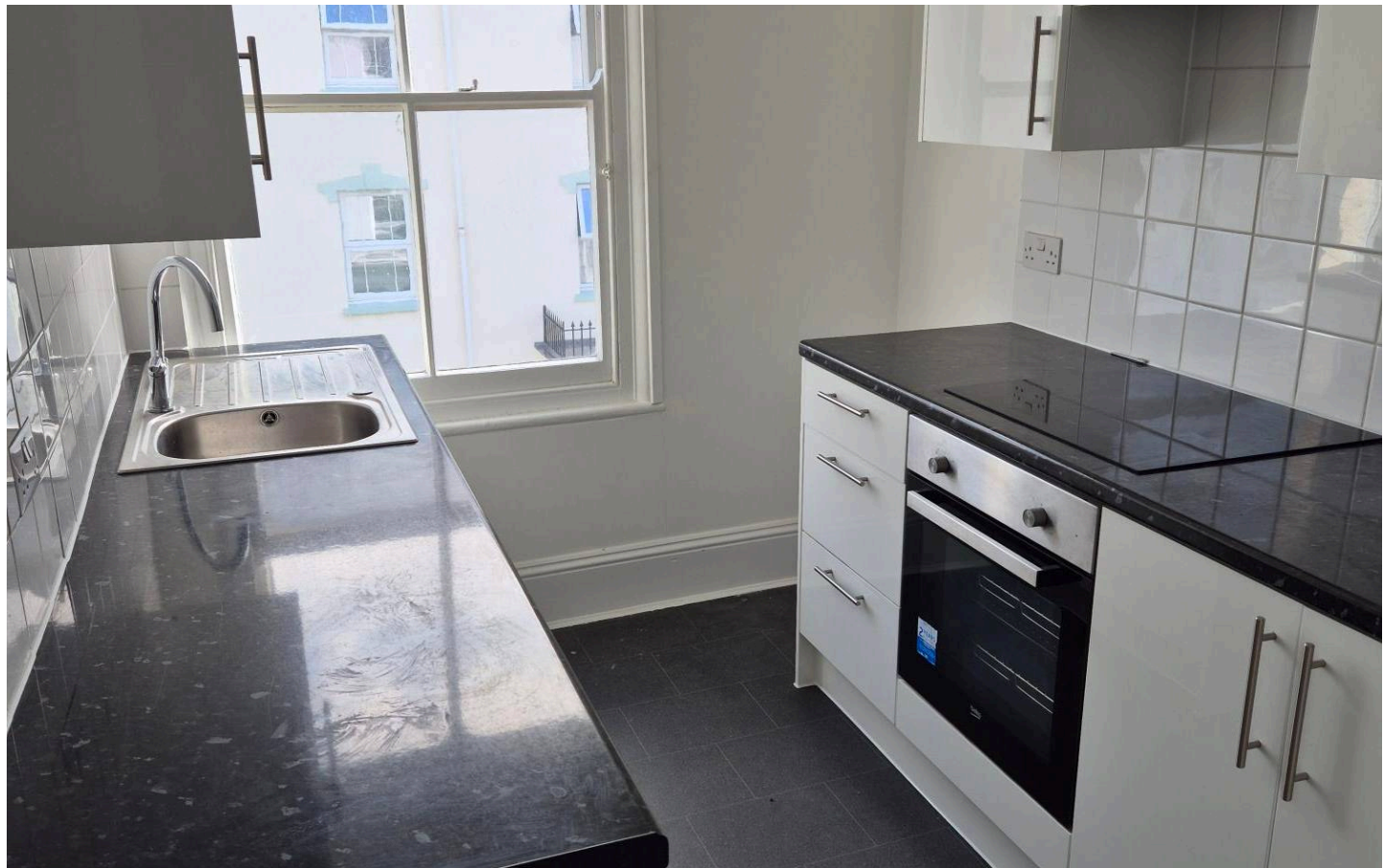
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