



8, Bond Street, St. Helier

Guide Price £850,000

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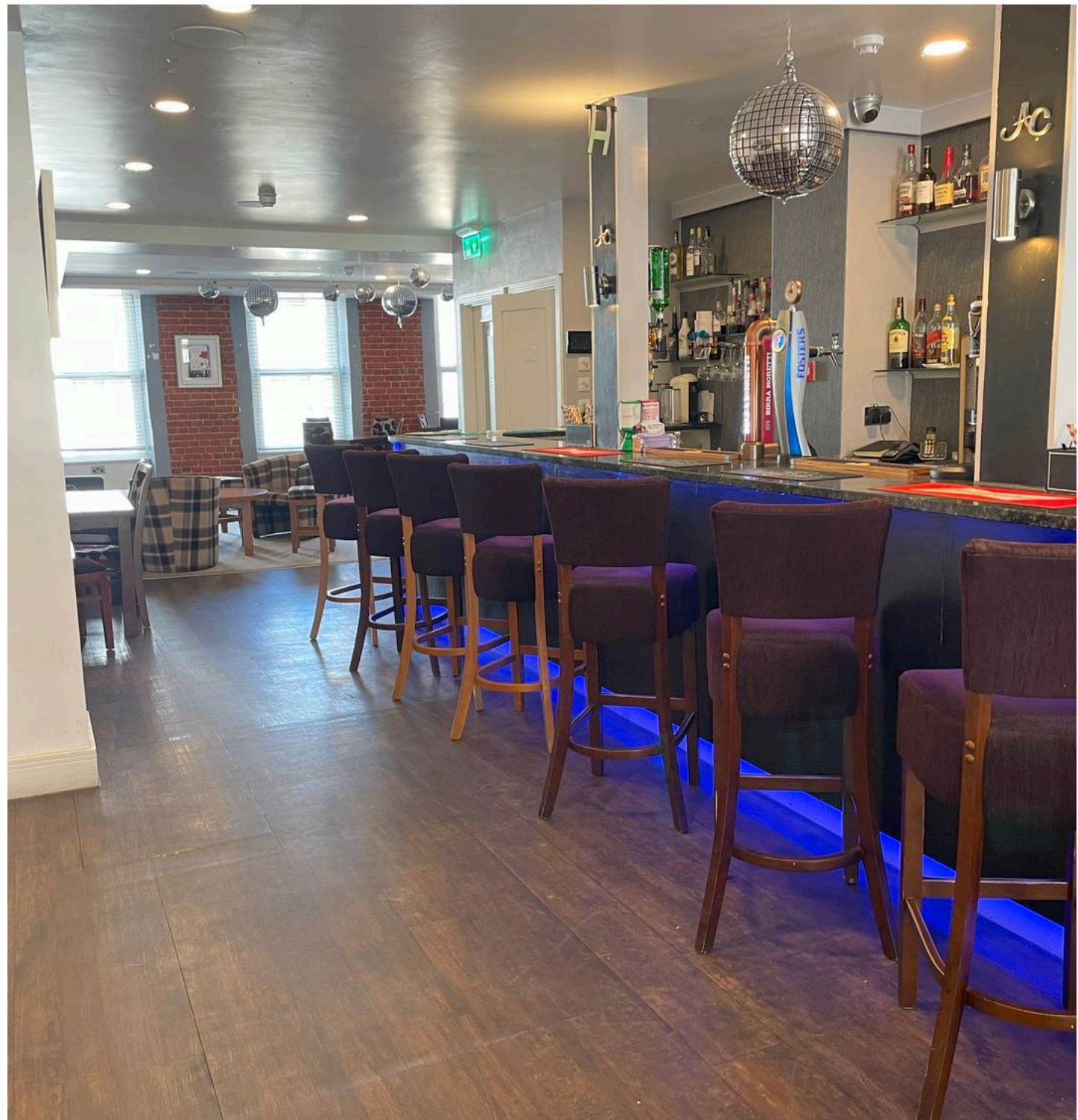
## 8, Bond Street

St. Helier, Jersey

- Mixed use building with 1 car parking space
- Commercial premises over 3 floors with a 2 bedroom flat on the 2nd floor
- Opportunity to purchase a freehold period building
- Potential of owner-occupation
- Great central location
- For further information, please contact Nick Trower  
MRICS [nick@broadlandsjersey.com](mailto:nick@broadlandsjersey.com)

### Location

The property is centrally situated in St. Helier, just a short distance from King Street and Queen Street, Jersey's prime retail thoroughfares, as well as the Esplanade, the island's premier office district. It occupies a prominent position on Bond Street, directly opposite the Town Church, offering a pleasant and peaceful outlook. Notable occupiers in the surrounding area include Lloyds Bank, NatWest, Barclays, Close Finance, PKF/BBA Accountants and the Government of Jersey.





## Description

8 Bond Street is a mid-terraced property arranged over basement, ground, and three upper floors. Originally built between 1800 and 1810, the building retains much of its historic charm while benefiting from 20th-century refurbished interiors.

It is Grade 4 listed (HE0054) and features its original front doors and railings. The ground floor is currently let as an office, and includes 2 open plan office areas, a meeting room, comms room, kitchen and WC's. It has been finished to a high standard throughout.

The first floor has been operated as a private members' club under a 5th class category licence, totalling approximately 1,212 sq ft. On the second floor, there is a generously proportioned two-bedroom apartment comprising a large sitting room, separate kitchen/diner, bathroom, and two double bedrooms.

Additional storage is provided in both the basement and loft areas. There are opportunities to convert these spaces, subject to planning consent.

## Accommodation

The building has been measured in accordance with the RICS Code of Measuring Practice and provides a total net internal floor area of:-

Basement: 714 sqft 66.31 sqm

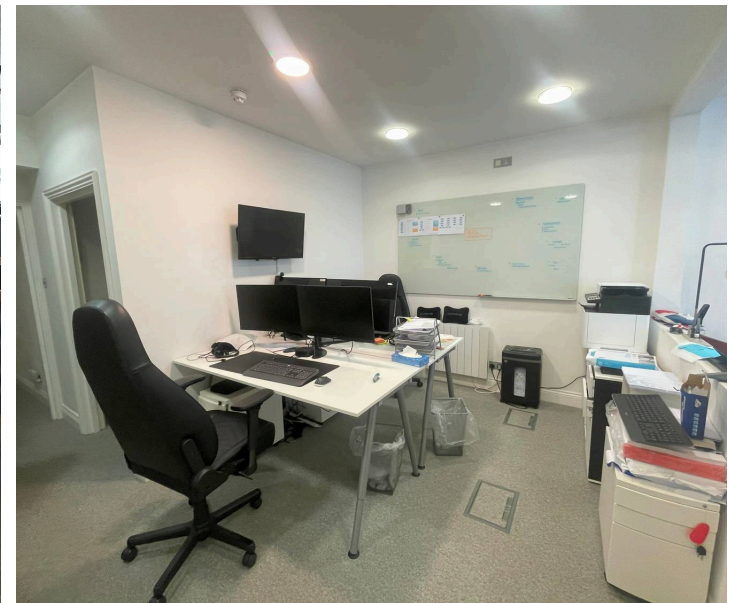
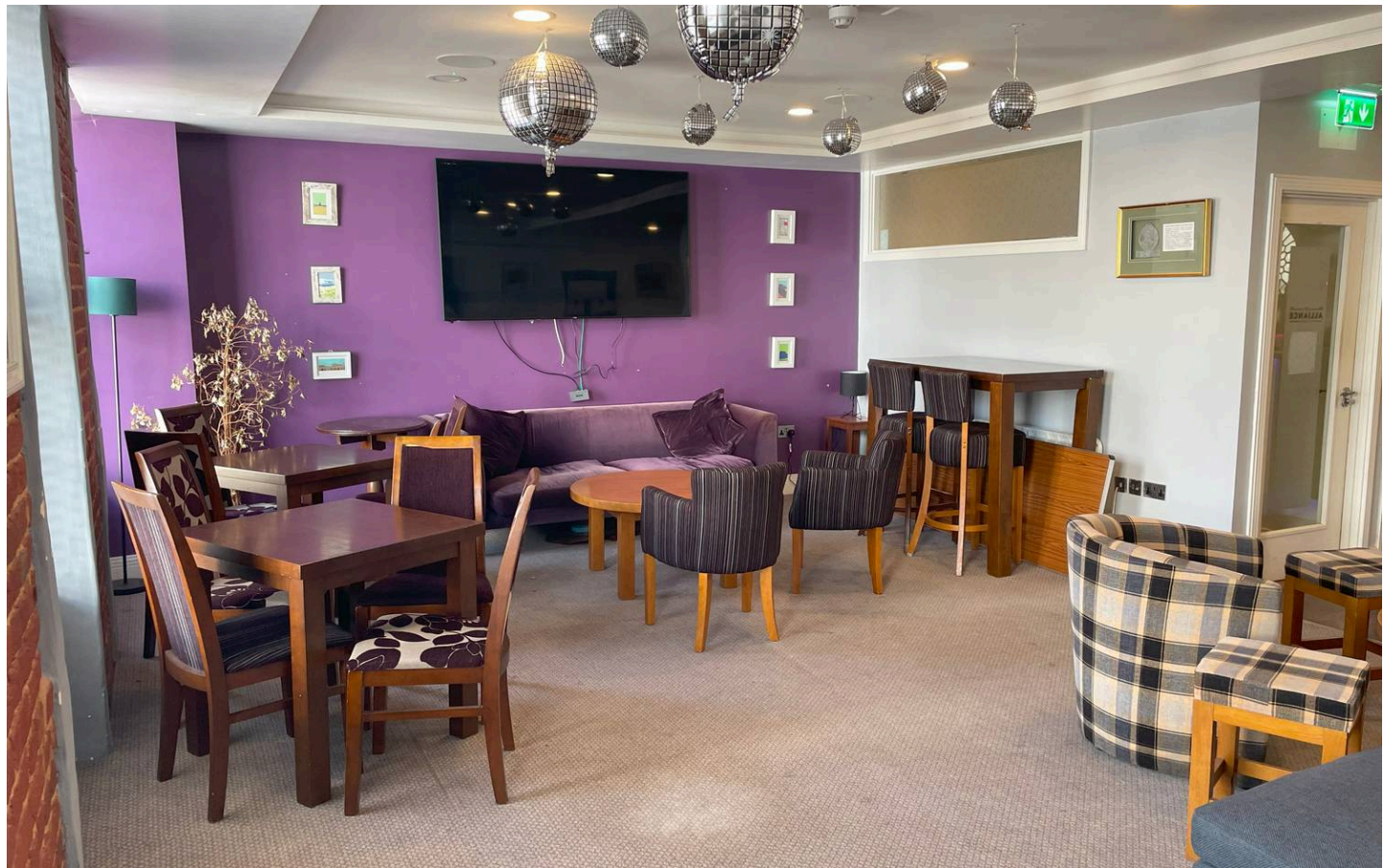
Ground floor: 848 sqft 78.80 sqm

1st floor: 1,212 sqft 112.58 sqm

2nd floor flat: 632 sqft 58.69sqm

Storage: 394 sqft 36.59sqm

Total: 3,799 sq.ft ( 352.97 sq.m).





**Tenure**

Ground Floor Commercial: the ground floor is occupied with a passing rent of £16,800 per annum on an internal repairing lease agreement. Occupation is currently under a monthly holding-over arrangement. First Floor Commercial: On completion of the sale, this floor will be vacant. Second Floor Residential: The two-bedroom flat is currently leased out for £20,400 per annum on an internal repairing insuring style lease. Occupation is currently under a monthly holding-over arrangement.

**Availability**

The Property is available immediately, subject to completion of the legalities.

**Asking Price**

The opportunity exists to acquire the freehold interest of the property for a consideration of £850,000 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 Lessor's sole agent.

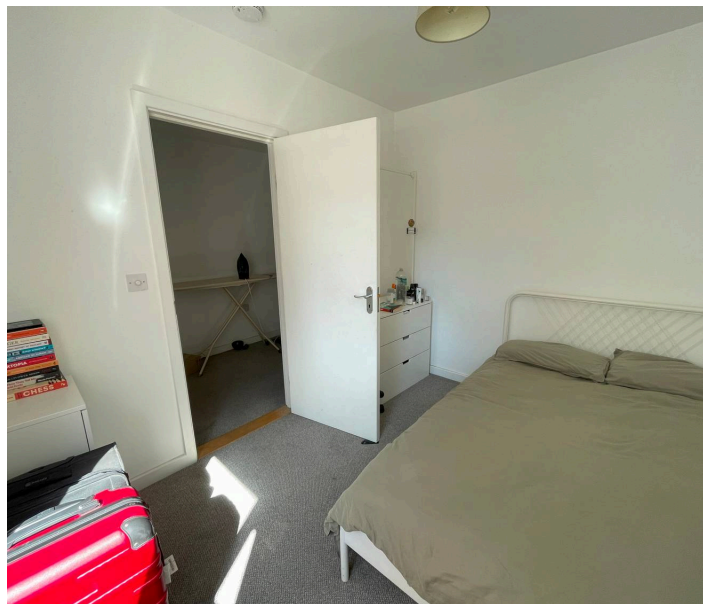
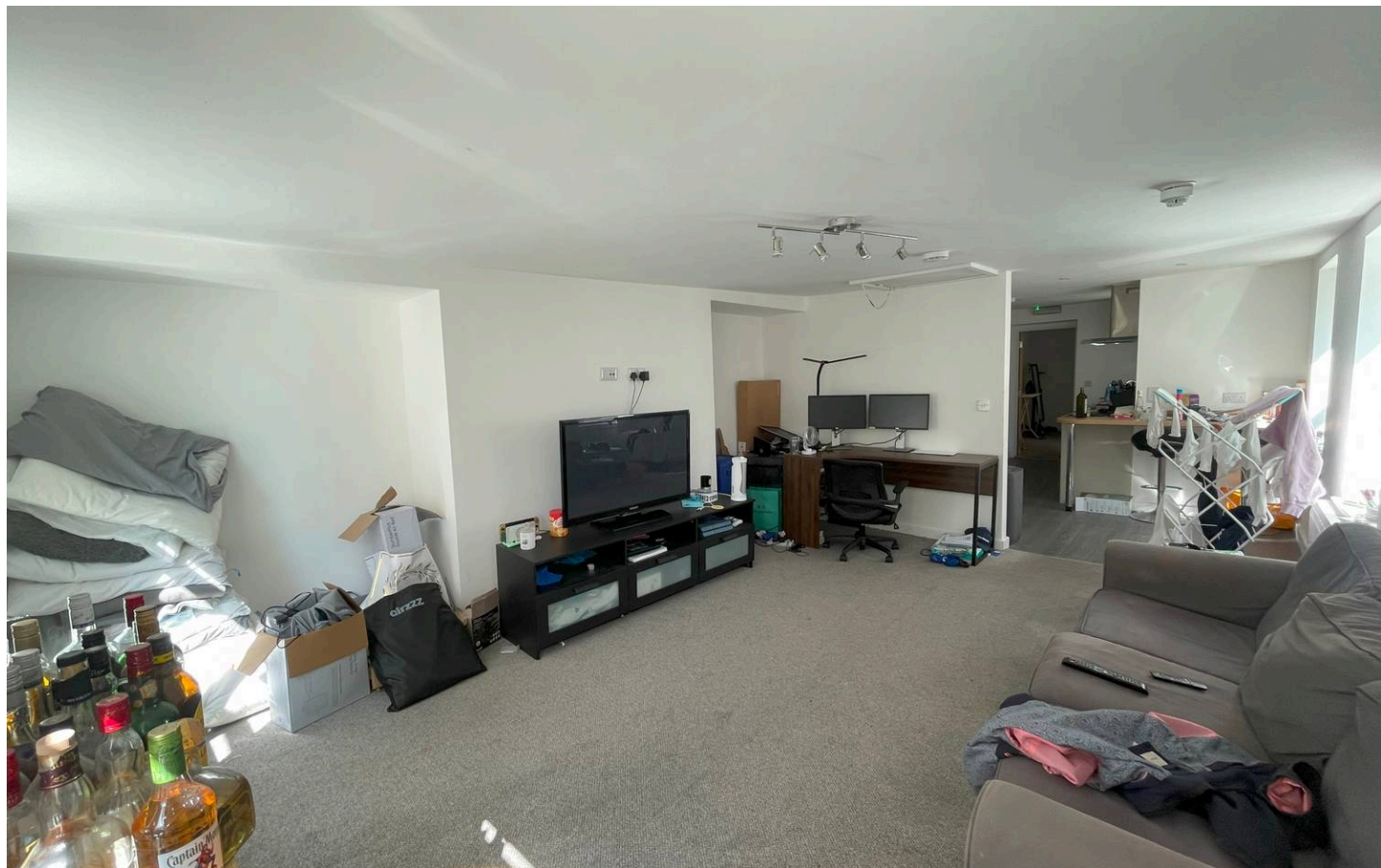
Nick Trower MRICS Director – Commercial

T. +44 (0)1534 874141

M. +44 (0)7797 751558

[nick@broadlandsjersey.com](mailto:nick@broadlandsjersey.com)

[www.broadlandscommercial.com](http://www.broadlandscommercial.com)





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