



## The Sheilings La Neuve Route, St. Brelade

£1,250,000

**BROADLANDS**  
COMMERCIAL



# The Sheilings La Neuve Route

St. Brelade, Jersey

- An exceptional investment opportunity in St Aubin's
- 3 x 2-bedroom apartments with sea views
- Gross rental income - £ 61,395pa
- For further information, please contact Nick Trower  
MRICS [nick@broadlandsjersey.com](mailto:nick@broadlandsjersey.com)
- Sole Agent

## Location

This impressive property is situated in one of island's most desirable residential areas, with the beach on your doorstep and in the vibrant village of St Aubin with an array of good restaurants, bars & shops close by and together with excellent frequent bus routes.

The property is directly opposite the public gardens and on La Neuve Route next to the Sacred Heart Church.

## Description

This desirable period investment property comprises three well-maintained 2-bedroom apartments which all benefit from views over the bay.

This impressive seaside Grade 4 listed house (BR0344) retains many original decorative features including the low granite frontage wall with ornate pedestrian gates, and very finely detailed decorative railings forming the first-floor balcony.

The apartments are each rented on annual leases and more information can be provided on application.



**Accommodation**

Ground floor 2-bedroom apartment : 603 sq.ft Rent £19,845 pa

First floor 2-bedroom apartment : 583 sq.ft Rent £21,000 pa

Second floor 2-bedroom apartment : 557 sq.ft Rent £20,500 pa

There is a rear courtyard for sole use of the ground floor apartment.  
There are also basement stores.

**Tenure**

Freehold

**Asking Price**

The opportunity exists to acquire the freehold interest of the property, subject to the above noted residential leases, for a consideration over £1,250,000 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.

**Viewings**

Strictly by appointment with the sole agent.

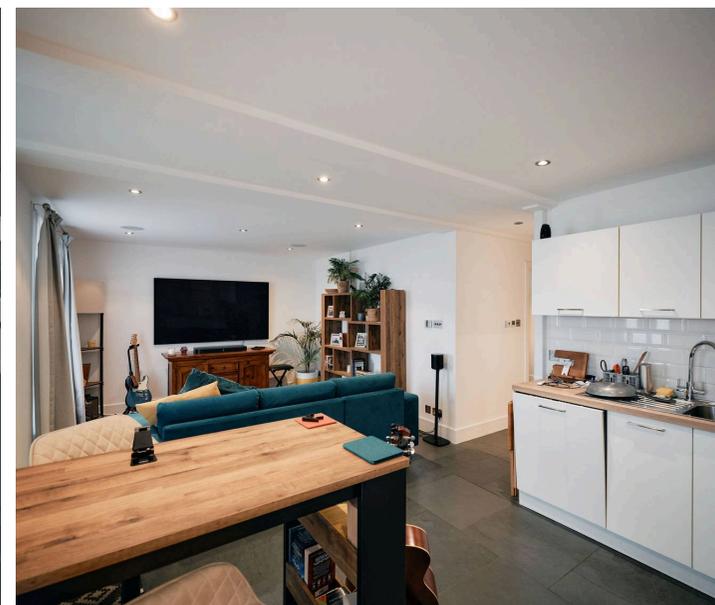
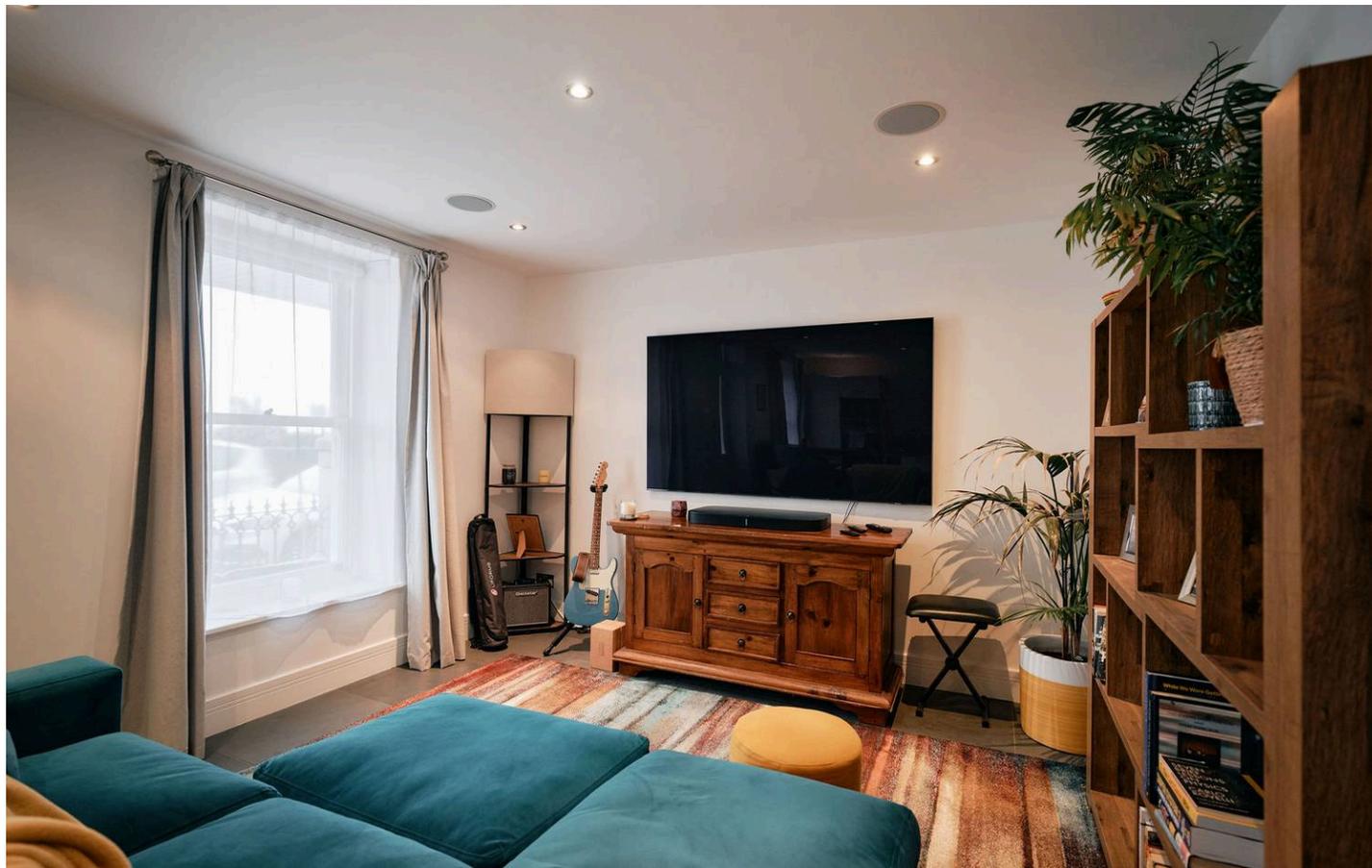
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