



23a La Colomberie, St. Helier

Guide Price £700,000

BROADLANDS
COMMERCIAL



23a La Colomberie

St. Helier, Jersey

- Opportunity to purchase a freehold building
- Mixed use building comprising retail and residential uses
- Potential Gross rental income £64,000 pa
- Suitable for owner occupation or as an investment
- Good, prominent location
- For further information, please contact Nick Trower
MRICS nick@broadlandsjersey.com or Evie Wills
evie@broadlandsjersey.com
- Sole Agent



Location

The Property is situated on the northern side of La Colomberie and the immediate area provides a mix of retail and service-type users along with offices. The retail amenities of both Queen and King Street are only a short walk away. Other occupiers in this part of Colomberie include Coop, Dandy, Carrefour Metro, Morrisons and Digital Jersey. Snow Hill car park is very close by and the Green Street multi storey car park is also located just a few minutes' walk away.

Description

The property comprises a three-storey town house with a retail unit on the ground floor and 2 x one-bedroom apartments on the 1st floor and 1 x two-bedroom apartment on the second floor. To the rear, there is a communal courtyard for the benefit of the tenants. The property is also Grade 4 listed (HE0151). The former Ladbrokes retail unit comprises a timber framed shopfront and internally benefits from a good specification including solid floors, A/C and spotlighting. The potential gross income for the whole building is in the region of £64,000 pa.

Accommodation

We understand the Property has been measured in accordance with the RICS Code of Measuring Practice and provides a net internal floor area of: Ground floor Retail unit 860 sq.ft (79.87 sq.m) Flat 1 - the tenant has just vacated. Flat 2 - lease expires February but moving to periodic lease with 1 month notice paying £820.00 pm Flat 3 - periodic lease with 1 month notice paying £1175.00 pm More information can be provided on application.

Tenure

Freehold

Availability

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



Asking Price

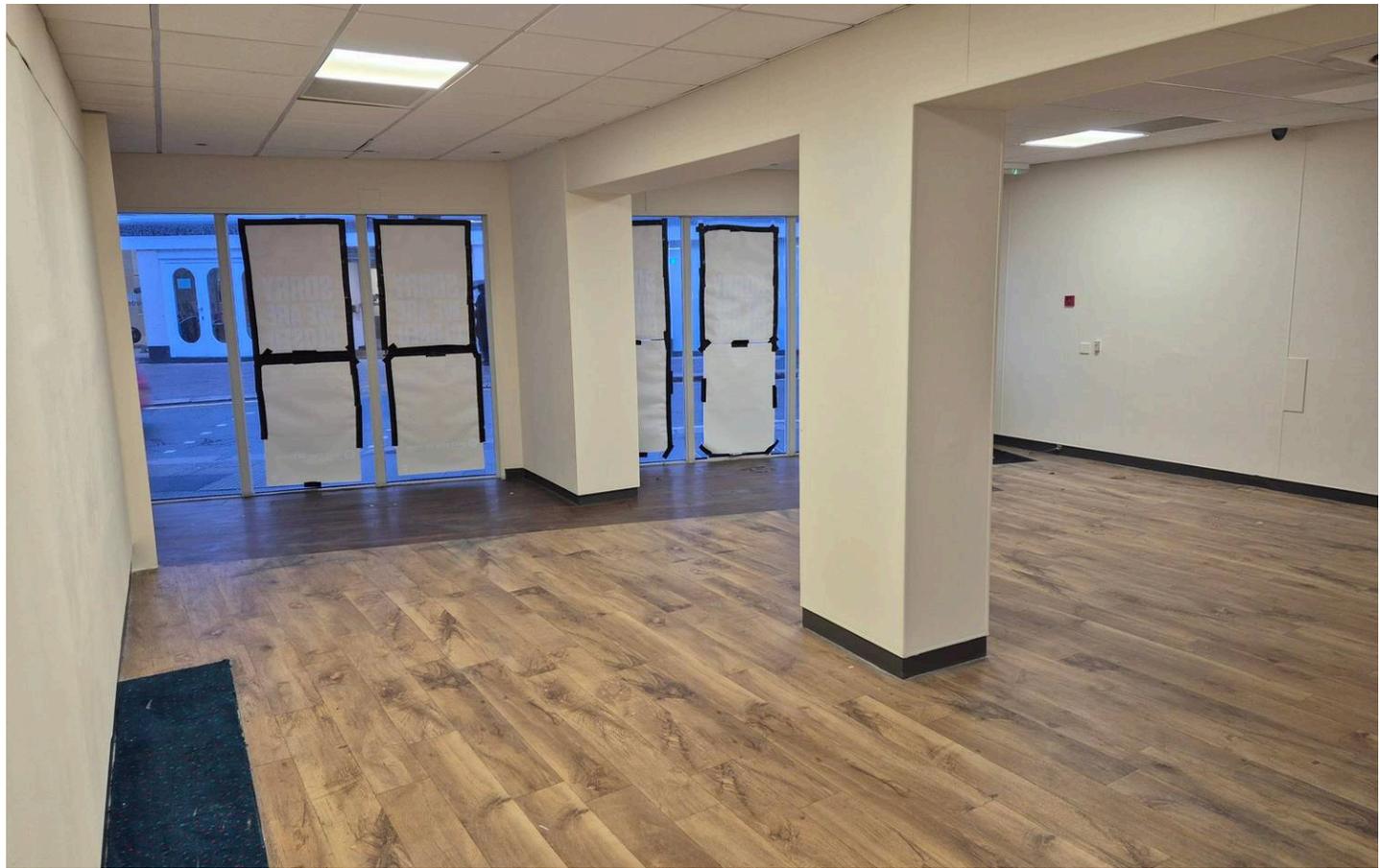
The opportunity exists to acquire the freehold interest of the property for a consideration of £700,000 exclusive of GST as applicable.

Legal costs

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

Viewing

Strictly by appointments with the sole agents Broadlands Commercial. Nick Trower MRICS Director – Commercial T. +44 (0)1534 880770 M. +44 (0)7797 751558 nick@broadlandsjersey.com www.broadlandscommercial.com Evie Wills Surveyor T. +44 (0)1534 874141 M. +44 (0)7780 512345 evie@broadlandsjersey.com www.broadlandsjersey.com



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