



**6A/6B Colomberie, St. Helier**

**Asking Price - £1,575,000**

**BROADLANDS**  
COMMERCIAL



## 6A/6B Colomberie

St. Helier, Jersey

- Prominent mixed use property comprising 2 retail units and 7 residential units
- 7 x one bedroom flats with ancillary areas
- Gross rental income of £133,176 pa
- Good location
- Sole Agent
- For further information, please contact Nick Trower  
MRICS [nick@broadlandsjersey.com](mailto:nick@broadlandsjersey.com)

### Location

The Property is situated on the southern 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. The convenient Snow Hill car park is very close by and the large Green Street multi storey car park is located just a few minutes' walk away.



## Description

The Property comprises a 3 storey mid-terrace building which is of assumed masonry construction with cement rendered and painted facades under a slate roof with a dormer in the attic. The ground floor is divided into two retail units, one is Flour Bakery and Café and the other is let to Studio Zest.

The upper floors provide 5 no one bedroom residential units and to the rear there is a courtyard and an external staircase which provides access to 2 no one bedroom residential units. The 7 residential units are serviced by their own dedicated entrance and stairwell. A number of the residential units have been refurbished to a good specification. The building is Grade 4 listed (HE0898) and the Property is well maintained throughout.

## Tenure

Freehold

Retail Unit 6a is let to Flour on a 9-year lease ending 31st August 2031. There is a tenant only break option effective 29th September 2027. The lease is subject to 3 yearly RPI rent reviews. Retail Unit 6b is let to Studio Zest on a new 9 year lease. The lease is subject to 3 yearly RPI rent reviews.

7 x Residential one-bedroom flats are all let on standard leases.

Total rental income - £133,176 pa.

## Asking Price

The opportunity exists to acquire the freehold interest of the property, subject to the above noted leases, for a consideration of £1,575,000 exclusive of GST as applicable.

## Legal costs

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

## Viewing

Strictly by appointment with the Vendor's sole agent. Nick Trower  
MRICS Director - Commercial T. +44 (0)1534 880770 M. +44 (0)7797751558 [nick@broadlandsjersey.com](mailto:nick@broadlandsjersey.com)  
[www.broadlandsjersey.com](http://www.broadlandsjersey.com)



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