



**Former Lloyds Bank premises, 11-13, Bath Street, Jersey**  
£85,000 pa

**BROADLANDS**  
COMMERCIAL



# Former Lloyds Bank premises

11-13, Bath Street, St. Helier

- Ground Retail/Banking Hall and Upper Floor Offices
- Alternative uses, subject to Planning and Landlord consent
- Assignment or sub-letting of the lease
- Available as a whole or on a floor-by-floor basis
- Prominent corner building unit in an excellent central location
- For further information, please contact Nick Trower  
MRICS [nick@broadlandsjersey.com](mailto:nick@broadlandsjersey.com) or Guy Gothard FRICS  
[guy@broadlandsjersey.com](mailto:guy@broadlandsjersey.com)
- Sole Agent



## Location

The Property is located centrally within St Helier, approximately 100 metres to the north east of the prime retail area which is focused along King Street and Queen Street. More specifically the Property is on the east side of the pedestrianised section of Bath Street close to its junction with Hilgrove Street and specifically on a corner position at the junction with Hilgrove Street. Occupiers within the immediate vicinity include several UK and local retailers and food & beverage outlets including Boots, Mange Tout, Costa Coffee, Le Gallais Self Storage, The Entertainer, Hotel Chocolat and La Bastille brasserie.

There are public car parking facilities within a short walking distance to the north at Minden Place and Charles Street car parks, and to the south at Snow Hill and Green Street car parks.

## Description

The Property comprises an imposing granite four story mixed use building, with offices on the ground and the three upper floors. The building, which is Grade 4 Listed (HE0786) dating back to 1835 when it was a warehouse, provides a valuable contribution to the streetscape with its scale and presence on the corner.

The ground and upper floors benefit from part cellularization and part open plan accommodation with painted walls, suspended ceilings, recessed lighting, air conditioning and lift to all floors. Kitchenettes and toilets on all floors.

## Accommodation

The Property has been measured in accordance with the RICS Code of Measuring Practice and provides the following approximate net internal floor areas:

Ground floor Retail/Offices 1,663 sq.ft (154.49 sq.m)

First floor Offices 1,299 sq.ft (120.68 sq.m)

Second floor Offices 1,344 sq.ft (124.86 sq.m)

Third floor Offices 477 sq.ft ( 44.31 sq.m)

Third floor

Storage – Full height 198 sqft 18.39sqm Storage – Eaves space 71 sqft 6.59 sqm



### Availability

The whole property is immediately available either by way of an assignment, or sub-letting under the existing head lease.

Sub-lettings of individual parts will also be considered, subject to separate negotiation.

### Lease Terms

The whole property is let on a full repairing and insuring 99-year lease which terminates on 25th March 2070 with no tenant breaks. The current head rent of £85,000 per annum (wef March 2025) is subject to 3 yearly upwards only increases in market rental value, the next review being 25 March 2028.

In line with normal market practice a suitable covenant, deposit or guarantee will be required.

### Rental

Head Rental £85,000 per annum.

Sub-Rental By separate negotiation and with flexible lease/rental terms available.

All rentals quoted are exclusive of all other outgoings and exclusive of GST if applicable.

### Use

The ground floor is used as a Class A - retail or banking hall and with the upper floors as offices.

Alternative uses will be considered (subject to the usual Planning and Landlord consents).

### Viewing

Strictly by appointment with the Sub-Lessor'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)

Guy Gothard FRICS Director - Commercial T. +44 (0)1534 874141  
M. +44 (0)7797737127 [guy@broadlandsjersey.com](mailto:guy@broadlandsjersey.com)  
[www.broadlandscommercial.com](http://www.broadlandscommercial.com)



## **Disclaimer**

**Broadlands for themselves and for the vendor(s) or lessor(s) of this property whose agents they are, give notice that:**

- 1. These particulars do not constitute, nor constitute any part of, an offer or contract.**
- 2. None of the statements contained in these contained in these particulars as to the property are to be relied on as statements or representations of fact.**
- 3. Any intending purchaser or lessee must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars.**
- 4. The vendor(s) or lessor(s) do not make or give and neither**

**Broadlands nor any person in their employment has any authority to make or give, any representation or warranty whatever in relation to this property.  
Unless otherwise stated all prices and rents are**

**quoted exclusive of GST. These details are believed to be correct at the time of compilation but may be subject to subsequent amendment.**

