



66 King Street, St. Helier

£1,750,000

BROADLANDS
COMMERCIAL

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 **RICS**

66 King Street

- 100% Prime Retail Investment Opportunity
- Landmark property situated in the centre of King Street
- Ground floor retail unit to let to Fat Face
- 3 residential units on the upper floors
- Total rent roll - £ 122,785 pa
- Asking £1.75m
- For further information, please contact Nick Trower
MRICS nick@broadlandsjersey.com

Location

The Property occupies a 100% prime position on the northern side of King Street and the building also benefits from two car parking spaces which are accessed from Dumaresq Street at the rear.

The property benefits from being located in a pedestrianised area and is surrounded by a number of major retailers including Next, JD Sports, Schuh, Mountain Warehouse, M&S, Flannels and Sports Direct along with the De Gruchy and Voisins department stores.

Public parking is provided a short walk away in Sand Street car park and Pier Road car park.





66 King Street

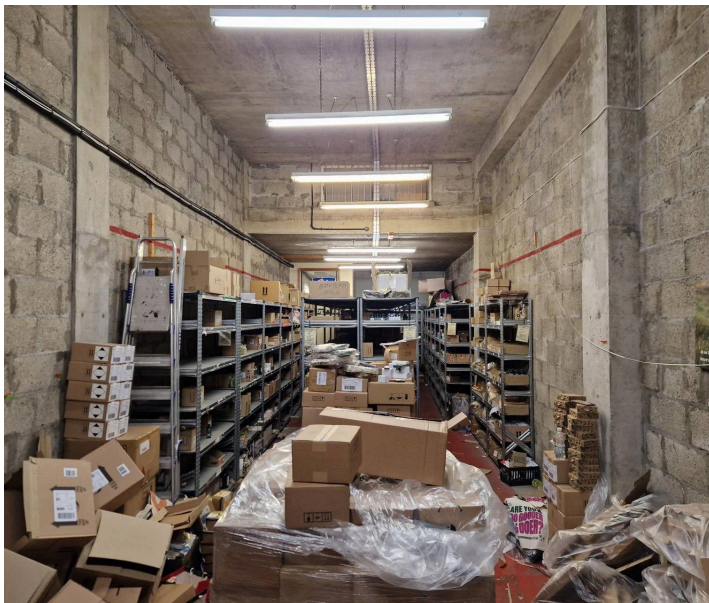
Description

The Property comprises a three storey with attic space terraced building, of masonry construction with cement rendered and painted facades beneath a double pitch slate roof and dormer windows. The exterior of the building (King Street elevation) is listed as a Grade 4 (HE0611) but the interior is not of interest. There is a flat roof over the rear store and there are 2 car parking spaces located to the rear of the property.

The ground floor comprises a retail unit fronting onto King Street and ancillary storage with a delivery area to its rear from Dumaresq Street.

The retail unit comprises a timber framed shopfront and internally benefits from a good specification including solid floors, A/C and spotlighting.

The upper floors comprise 1 x 1/2-bedroom (entitled) flat on the 1st floor and 2 x 1-bedroom (licensed) category flats on the 2nd and 3rd floors (attic space) accessed via a self-contained entrance from King Street.



Accommodation

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

Ground floor: Retail - 1,012 sq.ft. (94.05 sqm) Ancillary Storage - 1,051 sq.ft. (97.64 sqm)

Flat 1 (First floor): Living room, Dining room, Kitchen, Bathroom and Bedroom.

Flat 2 (Second floor): Living room, Kitchen, Bathroom and Bedroom.

Flat 3 (Top floor): Living room, Kitchen, Bathroom and Bedroom.

Tenure

Ground Floor Commercial: The ground floor is occupied by Fat Face Limited on a 9-year FRI effective lease commencing 10th October 2024 at a rental of £90,000 per annum. There are tenant only break options in years 3 and 6. The lease is subject to 3 yearly upward only market rent reviews.

Residential flats: Flat 1 – Let at £12,355.08 pa. Flat 2 – Let at £10,980 pa. Flat 3 – Let at £9,450 pa.

The total rent roll is £122,785 pa. More information can be provided on application.

Asking Price

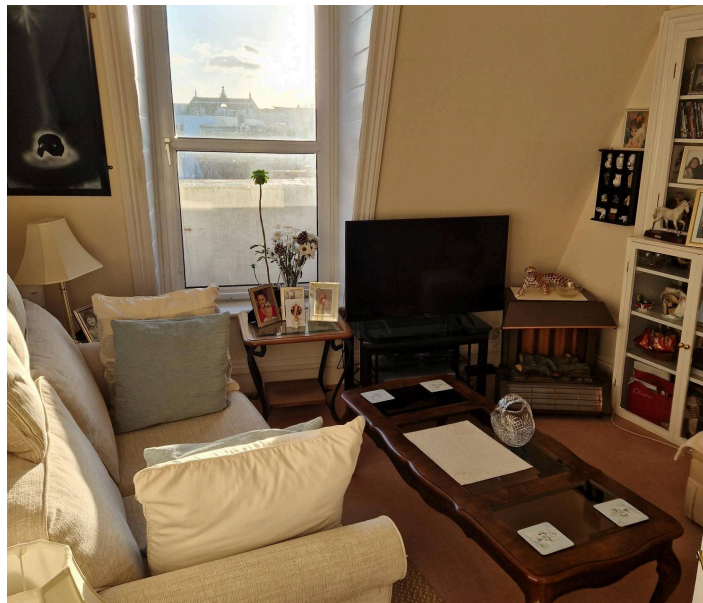
The opportunity exists to acquire the freehold interest of the property, subject to the above noted leasehold interests, for a consideration of £1,750,000 exclusive of GST (as applicable).

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
www.broadlandsjersey.com



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- 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.**
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