

Lancashire Textiles, 17 & A Half-21 Beresford Street

Sale Price - £1,200,000

BROADLANDS COMMERCIAL

Regulated by RICS

Lancashire Textiles

17 & A Half-21 Beresford Street, Jersey

- Opportunity to purchase a freehold building
- Potential of owner-occupation
- Good location
- 9,795 sq.ft
- For further information, please contact Nick Trower MRICS nick@broadlandsjersey.com

Location

The property occupies a prominent position on the northern side of Beresford Street, just north of St Helier's principal commercial and retail centre. Situated approximately midway between the junctions with Halkett Street and Bath Street, it is within close proximity to the prime retailing pitches on Queen Street and King Street.

Beresford Street forms part of the town's one-way road network, linking Bath Street with Halkett Place, and the property benefits from excellent frontage onto the street.

Halkett Street, a well-established pedestrianised shopping thoroughfare, connects directly with Queen Street to the south and runs parallel with Halkett Place, contributing to strong levels of pedestrian activity in the immediate area.

Description

The property comprises a substantial and prominent period building dating from the late 19th to early 20th century. Originally constructed as two separate buildings, the property interconnects at various levels and is of traditional masonry construction with rendered and painted elevations beneath a combination of pitched slate and flat felt roof coverings.



The accommodation is currently configured as two retail units, although the property has historically been occupied in its entirety by Lancashire Textiles. The accommodation at 17–21 Beresford Street comprises ground floor retail space, additional retail accommodation to the rear of the first floor, together with ancillary offices and storage arranged across the upper floors, including mezzanine levels and office accommodation within the roof space. 21 Beresford Street is arranged over three floors, providing ground floor retail accommodation with ancillary storage across the first and second floors and within the roof void.

Accommodation

• Ground Floor Retail: 3,860 sq ft (359 sq m)

• First Floor Retail: 2,210 sq ft (201 sq m)

• First Floor Office: 1,185 sq ft (110 sq m)

• Second Floor Retail: 350 sq ft (33 sq m)

• Ancillary Office/Storage (across all four floors): 2,190 sq ft (203 sq m)

Total Floor Area: 9,795 sq ft (906 sq m)

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 over £ 1,200,000 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 joint-sole agents Broadlands Commercial. Nick Trower MRICS Director – Commercial

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