

# COMMERCIAL PROPERTY INVESTMENT OPPORTUNITY



Sarre & Company  
CHARTERED SURVEYORS

## NICHE INVESTMENT OPPORTUNITY 46 DON STREET ST HELIER JERSEY



**FOR SALE**

**ASKING £625,000**

16 Gloucester Street, St.Helier, Jersey, Channel Islands, JE2 3QR

Tel: 01534 888848 Fax: 01534 888849

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# 46 DON STREET ST HELIER

## LOCATION

The property is located in the heart of St Helier's Central Business District, being within close proximity to the principal pedestrianised precinct, namely King Street.

More specifically, the property is situated on the Northern side of Don Street, close to the junction with Burrard Street.

We attach a location plan for reference purposes.

## DESCRIPTION

The property provides for a substantial ground floor and first floor beauty salon with two x 1 bedroom apartments above, with the apartments benefitting from a separate entrance off Don Street.

## ACCOMMODATION

The approximate Net Internal Areas are as follows:-

### Commercial Unit

Ground Floor Sales	970 sq.ft.
Ground Floor Kitchen/Staff Rooms	205 sq.ft.
First Floor Treatment Room 1	145 sq.ft.
First Floor Treatment Room 2	160 sq.ft.
First Floor Treatment Room 3	150 sq.ft.
First Floor Treatment Room 4	135 sq.ft.
Second Floor Storage	475 sq.ft.

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## **Residential Units**

First Floor 1 Bedroom Apartment

Second Floor 1 Bedroom Apartment

## **TENURE**

The ground floor beauty salon is currently let out on an internal repairing and insuring style lease, which commenced on 1 July 2023 and is to terminate on 30 June 2032, at a passing rental of £28,500 pa.

Rent reviews are 3 yearly in an upwards direction in line with Jersey Cost of Living.

The two x 1 bedroom apartments above have recently been vacated and will require material upgrading before being re-let or sold in the open market.

## **ASKING PRICE**

£625,000 by way of freehold sale.

## **OCCUPATION**

On completion of legal formalities.

## **LEGAL COSTS**

Each Party to bear their own legal costs.

# 46 DON STREET ST HELIER

## VIEWING

By contacting the vendor's joint sole agents:

**Alistair M Sarre BSc MRICS or  
Julian N Roffe FRICS MCI Arb**

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16 Gloucester Street  
St Helier, Jersey  
JE2 3QR**

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**Nick Dodsley MNAEA, MARLA**

**ND Estates  
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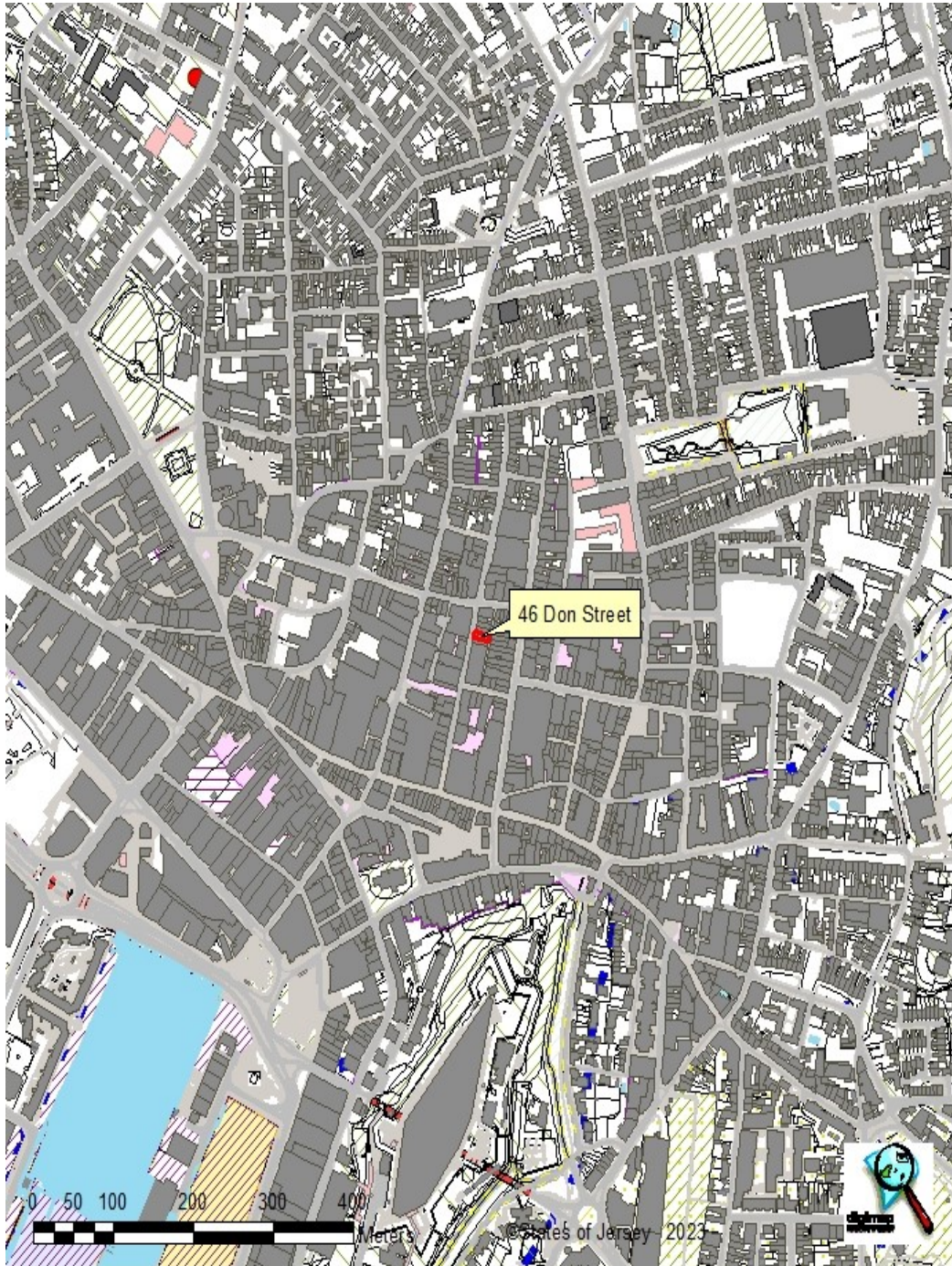
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