

COMMERCIAL PROPERTY INVESTMENT OPPORTUNITY



Sarre & Company
CHARTERED SURVEYORS

QUALITY NICHE MIXED-USE INVESTMENT BATH STREET ST HELIER JERSEY



FOR SALE
ASKING £675,000

16 Gloucester Street, St.Helier, Jersey, Channel Islands, JE2 3QR
Tel: 01534 888848 Fax: 01534 888849
Email: property@sarreandcompany.co.uk www.sarreandcompany.co.uk



WILLIAM HILL BOOKMAKERS BATH STREET ST HELIER

LOCATION

The premises are located in the Parish of St Helier within close proximity to St Helier's primary prime retail precincts.

More specifically, the premises are situated on the Western side of Bath Street, within close proximity to the junctions with Belmont Road and Bath Street.

We attach a location plan and site plan for reference purposes.

DESCRIPTION

The building provides for an efficient self-contained ground floor retail unit, which is currently owner occupied by William Hill Bookmakers.

The unit has been fitted out to a good standard throughout and benefits from the following:

- Suspended ceilings;
- Integral fluorescent lighting;
- Comfort cooling and comfort heating;
- 2 customer WC facilities (one disabled facility) and 1 staff WC facility;
- Disabled friendly unit with suitable access;
- Kitchen/staff area.

We attach a floor plan of the commercial unit as currently laid out.

Above ground floor there are 2 x one bedroom apartments with the benefit of a separate entrance at ground floor level. The apartments require refurbishment.

WILLIAM HILL BOOKMAKERS BATH STREET ST HELIER

ACCOMMODATION

The approximate Gross Internal Area of the commercial unit is 1,220 sq.ft.

First Floor one bedroom apartment

Second Floor one bedroom apartment

TENURE

The building is currently owned by William Hill who are prepared to dispose of the unit on a freehold basis. William Hill are prepared to enter into a new lease on the ground floor premises, based on internal repairing terms, however the lessee will be responsible for the ground floor shop front externally, rear flat roof above the shop, a fair proportion of building insurance and all parochial rates for the ground floor unit.

The ground floor lease is to be for a duration of 20 years with tenant only break clauses on the expiry of the 10th and 15th years.

Rent reviews are to be 3 yearly in line with Jersey Cost of Living, however capped at a maximum increase over a 3 year period of 10%.

The commencing rental of the retail shall be £20,000 per annum.

The two apartments are vacant.

ASKING PRICE

The unit is available by way of a freehold conveyance, at an asking price of £725,000.

LEGAL COSTS

Each Party to bear their own legal costs.

WILLIAM HILL BOOKMAKERS BATH STREET ST HELIER

VIEWING

By contacting the vendor's sole agent:

**Alistair M Sarre BSc MRICS, Julian Roffe FRICS MCI. Arb
or Reece Sarre**

**Sarre & Company
16 Gloucester Street
St Helier
Jersey
JE2 3QR**

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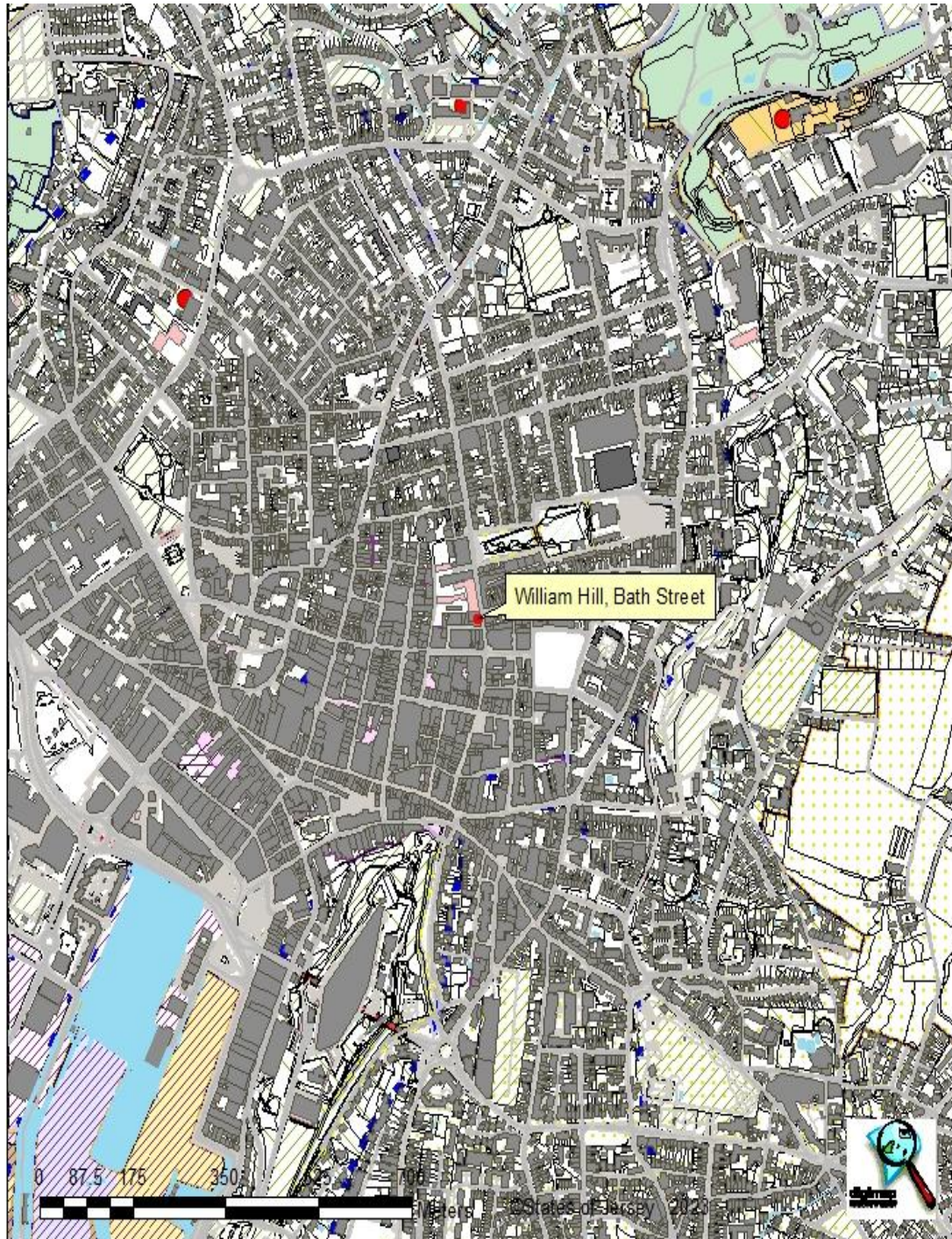
Fax: 01534 888849

E-mail: property@sarreandcompany.co.uk

Website: www.sarreandcompany.co.uk

WHILST WE BELIEVE THESE PARTICULARS TO BE CORRECT NO RESPONSIBILITY CAN BE ACCEPTED FOR ANY INACCURACY

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GENERAL NOTES:
 1. SEE SHEET 101 FOR THE LOCATION OF THE PROPOSED SHOPPING PLAN.
 2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
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DATE:
 01/15/01

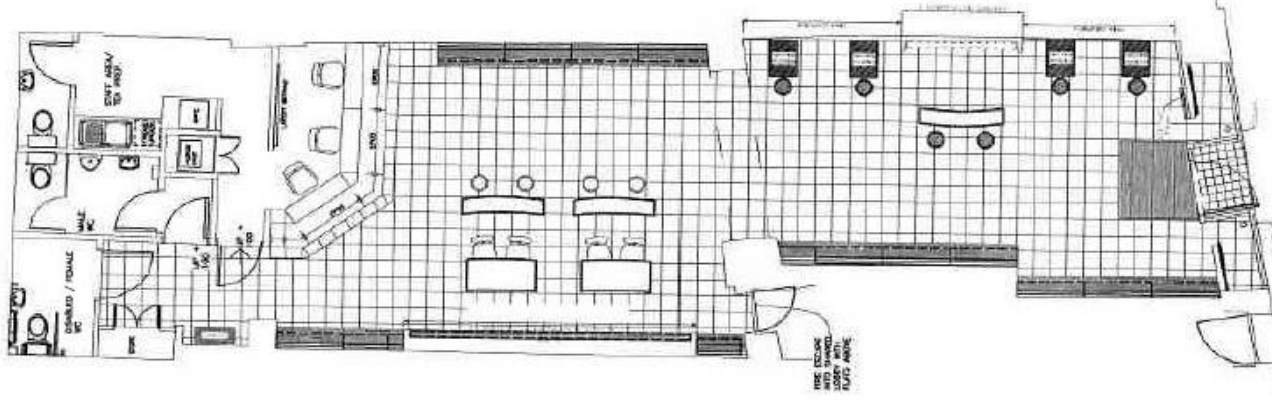
PROJECT:
 PROPOSED GROUND FLOOR SHOPPING PLAN

SCALE:
 1/8" = 1'-0"

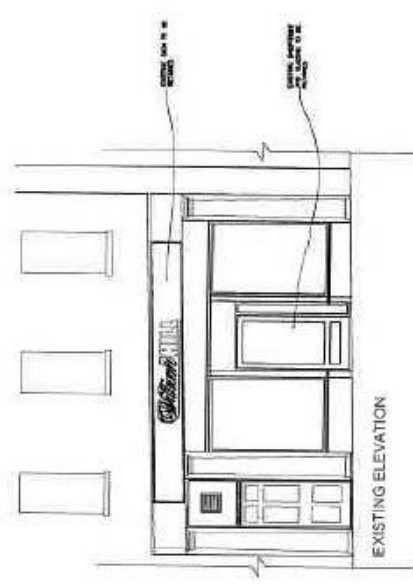
AREA:
 GROSS UNIT AREA 1220 sqft
 GROSS CUSTOMER AREA 843 sqft
 NET CUSTOMER AREA 691 sqft

DO NOT SCALE OFF THIS DRAWING

WILLIAM HILL
 74 BAY STREET
 ST. HELEN
 JERSEY - JEZ 42U



PROPOSED GROUND FLOOR SHOPPING PLAN (1:50)



EXISTING ELEVATION