

COMMERCIAL PROPERTY INVESTMENT OPPORTUNITY



Sarre & Company
CHARTERED SURVEYORS

QUALITY MIXED-USE INVESTMENT WESTRIDGE COURT ANLEY/PAYN STREET ST HELIER JERSEY



FOR SALE



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

Tel: 01534 888848 Fax: 01534 888849

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WESTRIDGE COURT ANLEY/PAYN STREET

LOCATION

The property is located in a prime position within the heart of St Helier's Central Business District, fronting both Anley Street and Payn Street. We attach for reference purposes a location plan and site plan.

DESCRIPTION

This purpose-built property consists of a ground and basement retail/office unit, currently occupied by the Cycle Centre, with access off Anley Street.

The upper floors consist of 1 single bedsit unit, 6 double bedsit units spread over the first and second floors.

The third floor consists of a good sized 2 bedroom apartment with private balcony.



Payn Street Elevation

WESTRIDGE COURT ANLEY/PAYN STREET

ACCOMMODATION

The approximate areas are as follows:

Commercial (NIA)

Ground Floor Retail/Office	884 sq.ft.
Lower Ground Floor Retail/Office	798 sq.ft.
Lower Ground Floor Store	<u>11 sq.ft.</u>
Total	1,693 sq.ft.

Residential (GIA)

Apartment 1	A single bedsit unit with kitchen integrated into the main room, a separate WC and shower room and private balcony – Approximately 183 sq.ft.
Apartments 2, 3, 4, 5, 6, 7	Consist of a main room, separate kitchen, separate shower/WC and wash hand basin. Total areas occupied by each of these apartments is approximately 210 sq.ft.
Apartment 8	Consists of a reasonably substantial 2 bedroom apartment with a kitchen, lounge, storage cupboards, bathroom and private balcony.

We attach historic floor plans, for reference purposes only.

WESTRIDGE COURT ANLEY/PAYN STREET

TENURE

Commercial

The ground and lower ground floors are currently let to the Cycle Centre on a 7 year repairing and insuring style lease which commenced on 1 February 2022, with the lease due to expire on 31 January 2029.

The passing rental is £30,132 per annum with annual rent reviews yearly in line with Jersey Cost of Living, with the next review due on 1 February 2025.

Residential

The 7 bedsit apartments currently form part of a registered lodging house and are let on short term licence agreements.

The third floor apartment is let out on a standard qualified residential style lease.

The passing rents for the residential units are as follows:

Apartment 1 – Single bedsit	£7,524 per annum
Apartment 2 – Double bedsit	£10,020 per annum
Apartment 3 – Double bedsit	£9,708 per annum
Apartment 4 – Double bedsit	£10,200 per annum
Apartment 5 – Double bedsit	£9,576 per annum
Apartment 6 – Double bedsit	£9,072 per annum
Apartment 7 – Double bedsit	£9,708 per annum
Apartment 8 – 2 bed apartment	£19,200 per annum

The gross income of the investment therefore equates to approximately £115,140 per annum.

WESTRIDGE COURT ANLEY/PAYN STREET

OPPORTUNITY

The opportunity exists to purchase this well-located purpose-built investment by way of a freehold purchase.

ASKING PRICE

£1.5 million.

LEGAL COSTS

Each Party to bear their own legal costs.

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**

Tel: 01534 888848

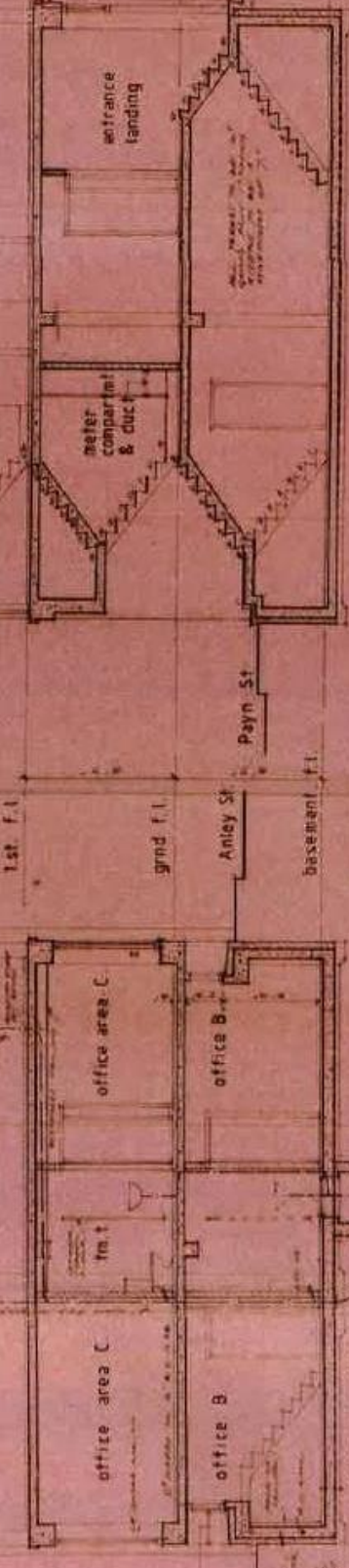
Fax: 01534 888849

E-mail: property@sarreandcompany.co.uk

Website: www.sarreandcompany.co.uk

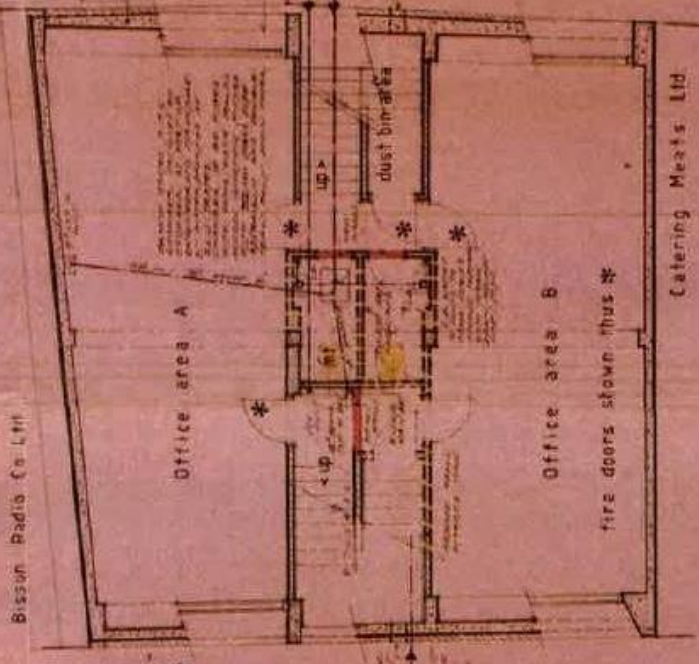
WHILST WE BELIEVE THESE PARTICULARS TO BE CORRECT NO RESPONSIBILITY CAN BE ACCEPTED FOR ANY INACCURACY

FOR DETAILS OF FLOORS ABOVE
 1st fl. SEE DRAWINGS Nos. 1276/2 & 1276/3A

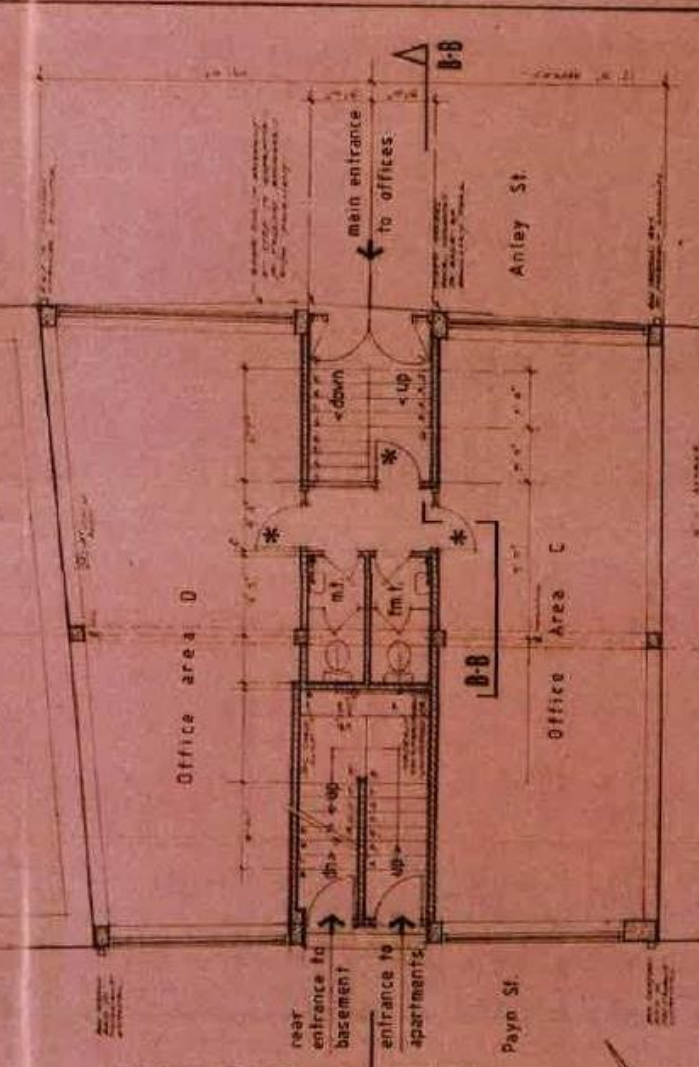


SECTION A-A

reinforced concrete structure and foundation details to be designed and detailed by C.H. Rothwell & Partners



BASEMENT FLOOR

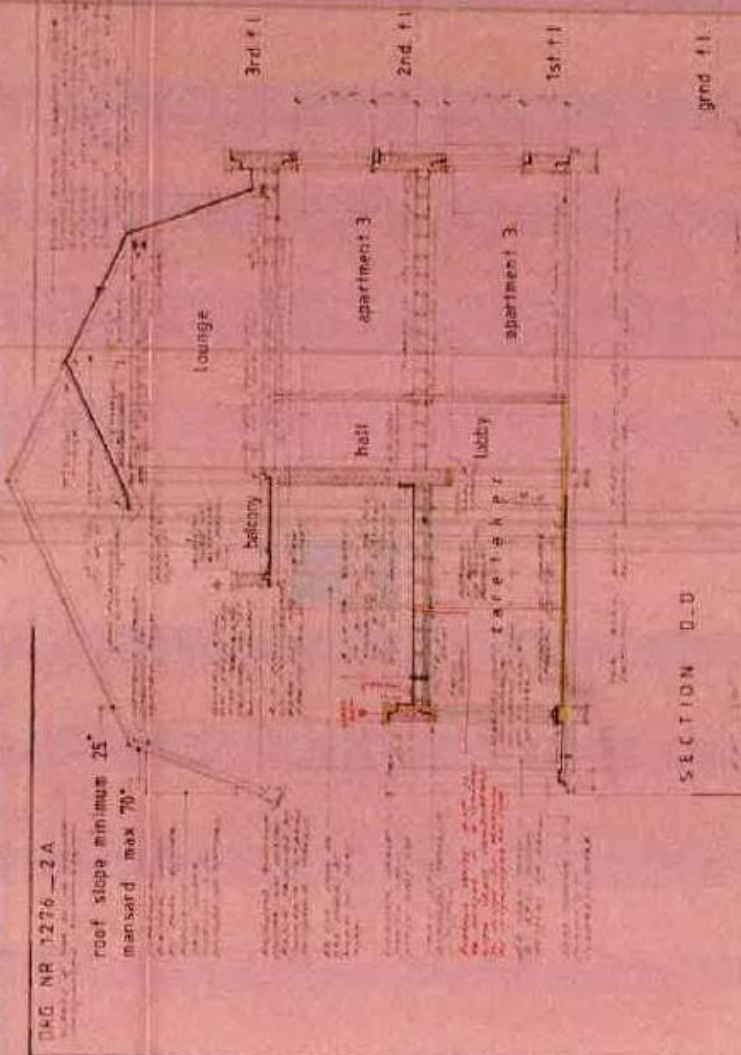


UPPER GROUND FLOOR

self closing fire doors to fire service specification shown thus *

DRG NR 1276-2A

roof slope minimum 25°
mansard max 70°



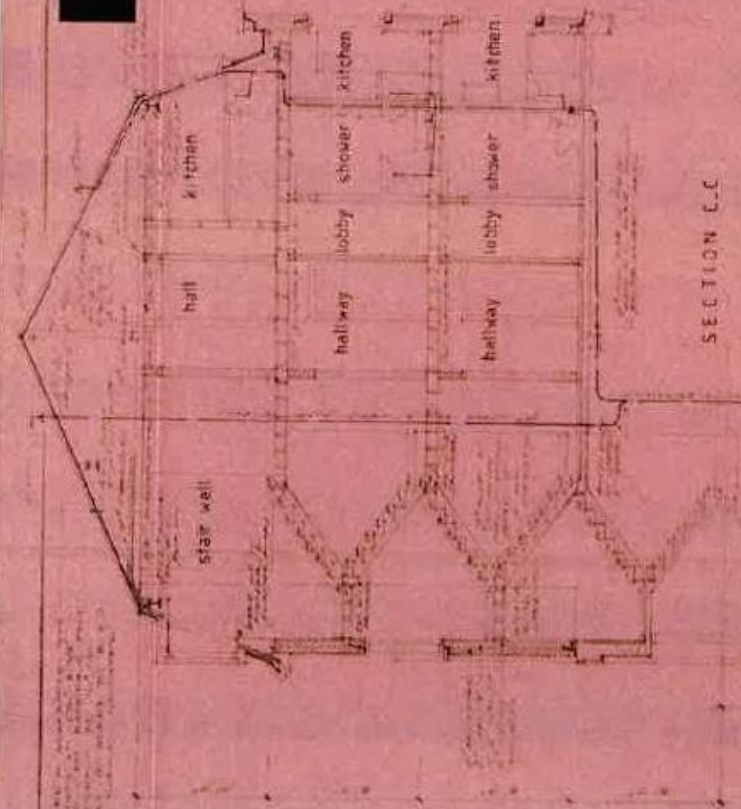
SECTION D-D

PAYN ST

△ C-C

△ D-D

PAYN ST



SECTION C-C

PAYN ST

ANLEY ST

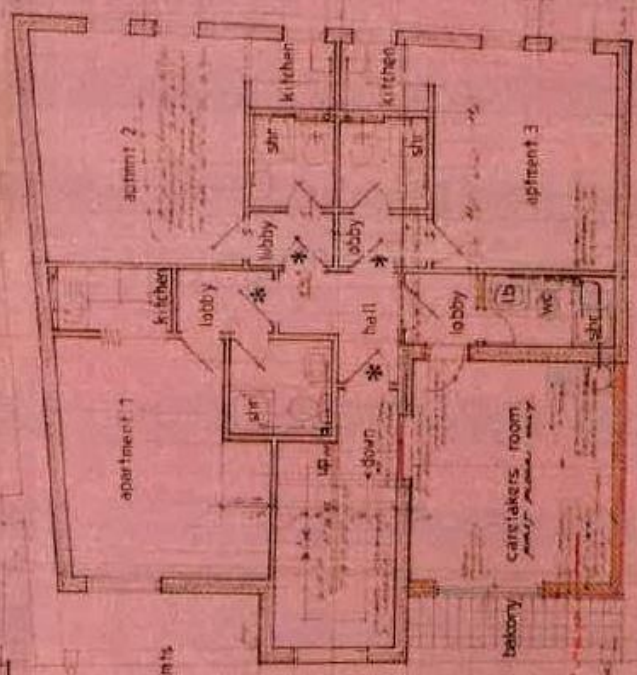
△ C-C

△ D-D

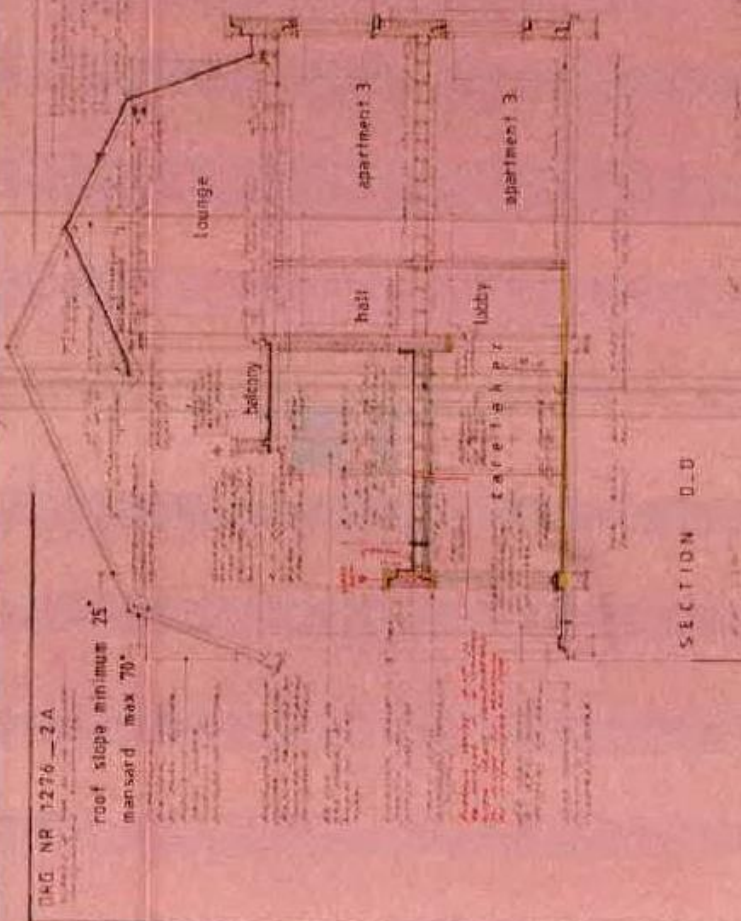
ANLEY ST

1. The proposed building shall be constructed in accordance with the provisions of the Building Code of the City of New York.
 2. The proposed building shall be constructed in accordance with the provisions of the Fire Code of the City of New York.
 3. The proposed building shall be constructed in accordance with the provisions of the Sanitary Code of the City of New York.
 4. The proposed building shall be constructed in accordance with the provisions of the Electrical Code of the City of New York.
 5. The proposed building shall be constructed in accordance with the provisions of the Mechanical Code of the City of New York.
 6. The proposed building shall be constructed in accordance with the provisions of the Plumbing Code of the City of New York.
 7. The proposed building shall be constructed in accordance with the provisions of the Fire Department Regulations of the City of New York.
 8. The proposed building shall be constructed in accordance with the provisions of the Fire Department Regulations of the City of New York.
 9. The proposed building shall be constructed in accordance with the provisions of the Fire Department Regulations of the City of New York.
 10. The proposed building shall be constructed in accordance with the provisions of the Fire Department Regulations of the City of New York.

Fire doors to Fire service requirements shown thus *



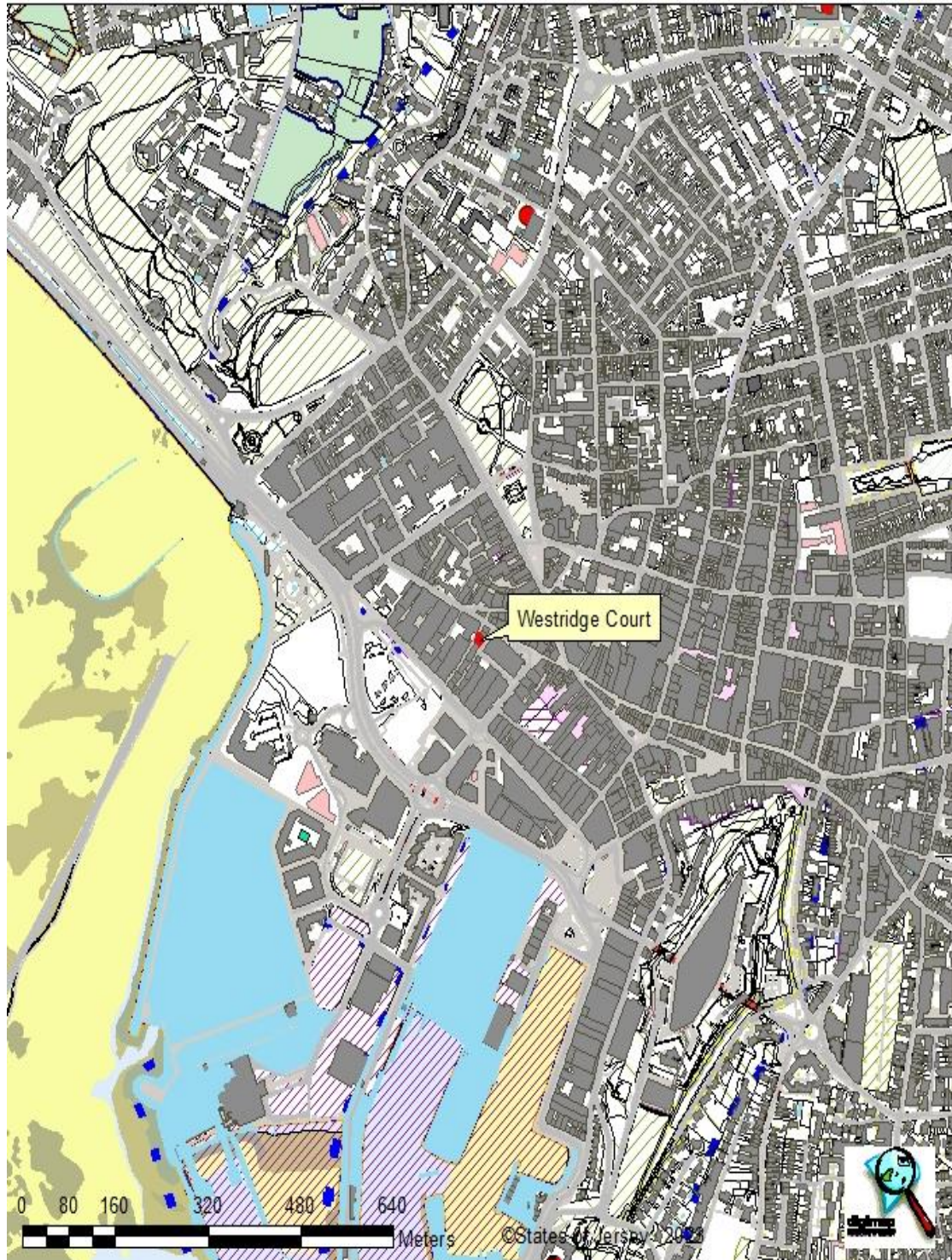
FIRST & SECOND FLOOR PLAN



THIRD FLOOR PLAN

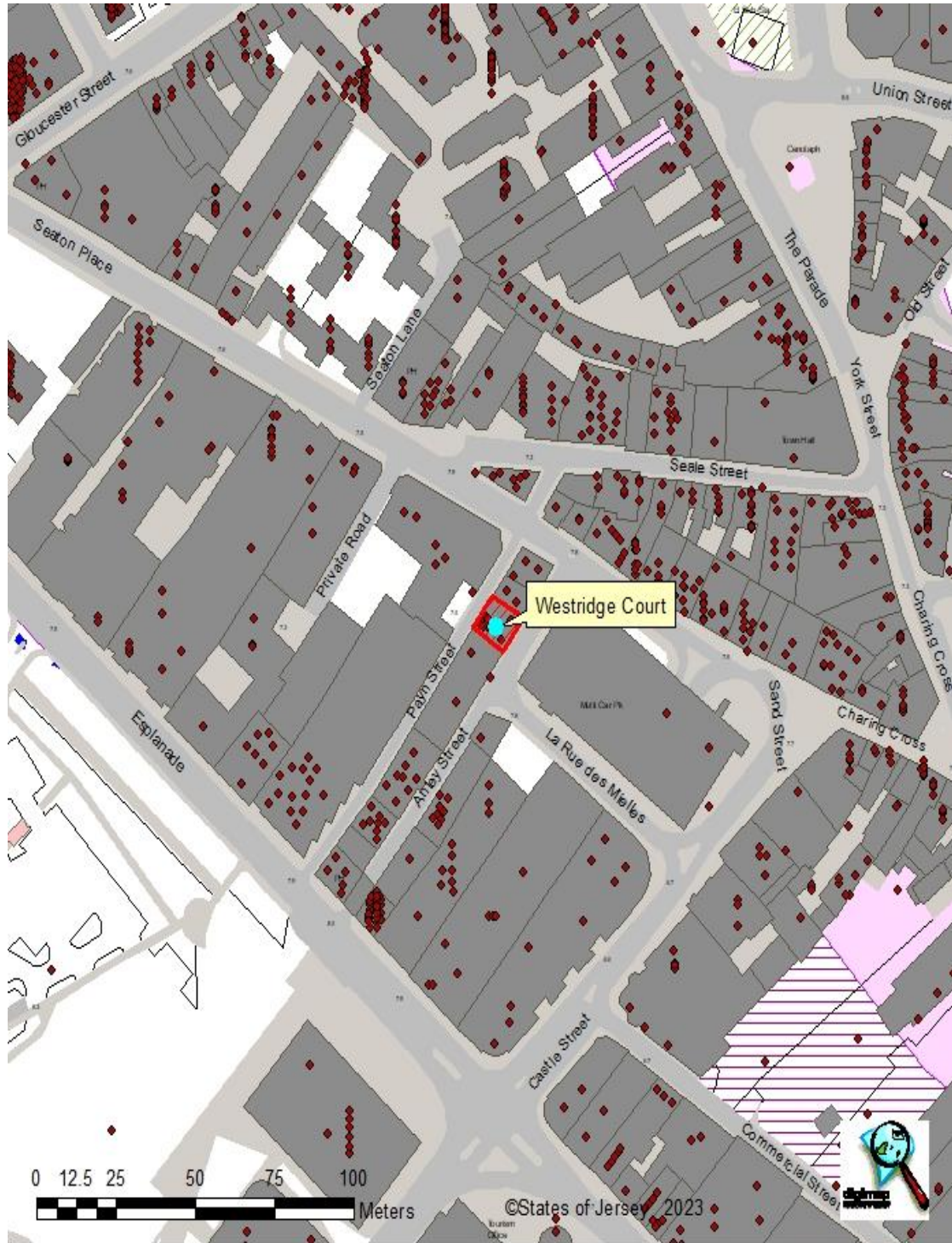
Nr.7 Anley St St Helier. Proposed re-construction. First, Second, & Third floors plans & sections.

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WESTRIDGE COURT ANLEY/PAYN STREET



Scale 1:1 628

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