

# COMMERCIAL PROPERTY INVESTMENT OPPORTUNITY



Sarre & Company  
CHARTERED SURVEYORS

## 3 SAVILE STREET ST HELIER JERSEY



**APPROXIMATELY 3,208 SQ.FT.**

**FOR SALE  
WITH VACANT POSSESSION**

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

Tel: 01534 888848 Fax: 01534 888849

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# 3 SAVILE STREET ST HELIER

## LOCATION

The property is located within the curtilage of St Helier, just to the North of Parade Gardens and thus close to the General Hospital and the principal finance centre along the Esplanade and Seaton Place.

More specifically, the property is situated on the West side of Savile Street, close to the junction with Poonah Road.

We attach a location plan for reference purposes.

## DESCRIPTION

The premises benefit from a retail shop at ground floor level with offices and storage at first floor level, with further attic storage above. The premises were previously occupied by Guardian Medical Exchange.

The premises are in need of refurbishment throughout, however, we do attach a selection of photographs showing the extent of the internal accommodation.

## AREAS

The approximate Gross Internal areas of the building are as follows:

Ground Floor	1,445 sq.ft.
First Floor	1,373 sq.ft.
Second Floor Attic	<u>390</u> sq.ft.
Total	3,208 sq.ft.

## TENURE

The property is being offered by way of a Freehold Sale with vacant possession.

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## **OPPORTUNITY**

The opportunity exists to purchase these commercial premises and adapt them and refurbish them to suit a specific requirement for retailing purposes with administration offices or medical use. We note that a Change of Use has been granted for commercial premises along this street for pure medical purposes and for offices.

## **PRICE**

Asking £675,000 for the freehold interest.

## **LEGAL COSTS**

Each Party to bear their own legal costs.

## **VIEWING**

By contacting the vendor's sole agent:

**Alistair M Sarre BSc MRICS, Simon Gale LLB Hons AssocRICS  
or Reece Sarre**

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

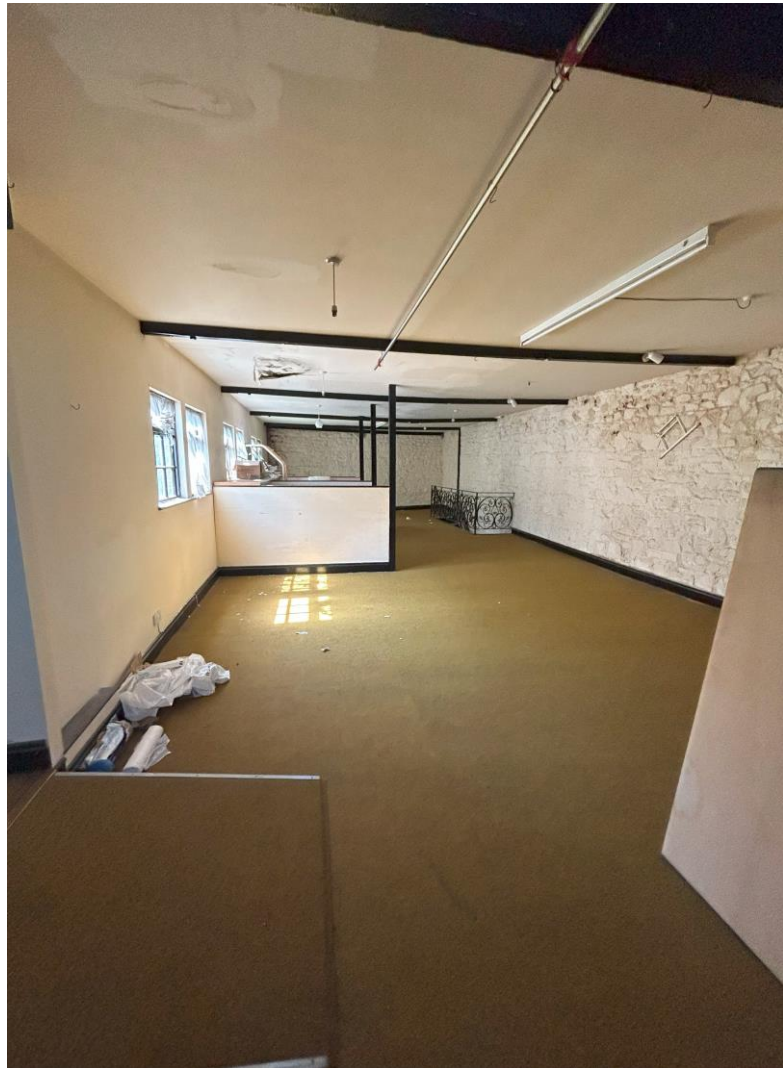
**Tel: 01534 888848**

**E-mail: [property@sarreandcompany.co.uk](mailto:property@sarreandcompany.co.uk)**

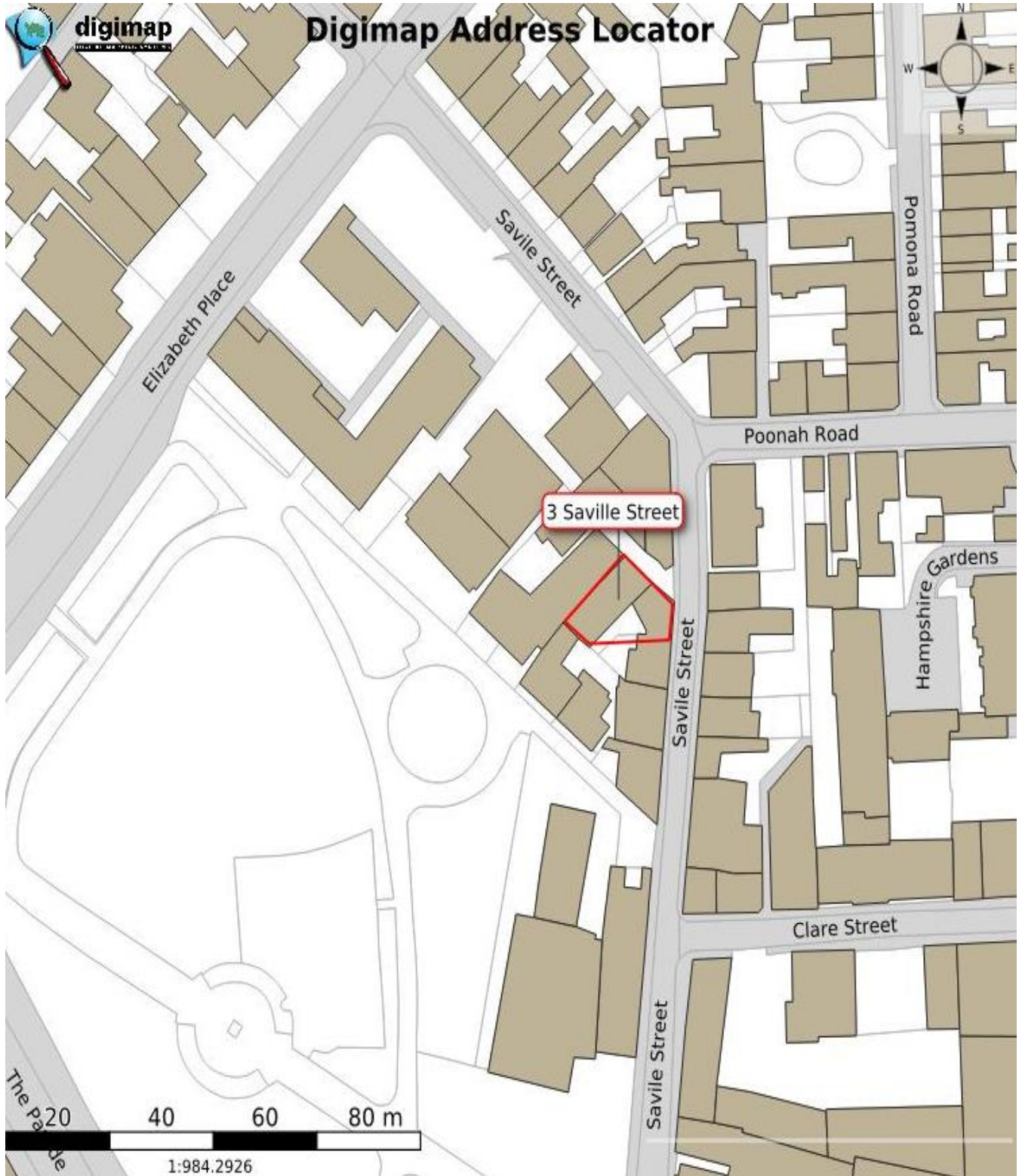
**Website: [www.sarreandcompany.co.uk](http://www.sarreandcompany.co.uk)**

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

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