

# COMMERCIAL PROPERTY INVESTMENT OPPORTUNITY



**Sarre & Company**  
CHARTERED SURVEYORS

## QUALITY MIXED USE INVESTMENT FERNLEA PARADE LA GRANDE ROUTE DES SABLONS GROUVILLE



### FOR SALE



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

Tel: 01534 888848 Fax: 01534 888849

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# FERNLEA PARADE GROUVILLE

## LOCATION

The property is located in a prominent position on La Grande Route des Sablons in Grouville and is on the main thoroughfare linking Gorey with Grouville and St Clement.

A location plan is attached for reference purposes.

## DESCRIPTION

The property comprises a purpose built mixed use building of rendered blockwork construction with a duo pitched roof. The ground floor includes two self-contained retail units.

Access to the first floor is via a communal staircase. The first floor comprises 2 x one-bedroom flats.

Also included within the demise is a parking bay directly in front of the retail units with space for 5 vehicles, a pair of garages to the side and a garden (c.119 sq.m.) which, subject to the usual consents, could be redeveloped for residential use.

## ACCOMMODATION

Retail Unit 1 with single garage 604 sq.ft.

Retail Unit 2 705 sq.ft.

Flat 1 - 1 bedroom first floor flat

Flat 2 – 1 bedroom first floor flat with single garage

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## **TENURE**

Retail Unit 1 with the single garage is let to Fabienne Coudrais (Hair FX2) for a term of 9 years from 25<sup>th</sup> December 2017 to 24<sup>th</sup> December 2026 at a current passing rent of £23,000 per annum, subject to 3 yearly JRPI rent reviews.

Retail Unit 2 is let to Fernlea Dental Limited for a term of 9 years from 25<sup>th</sup> December 2023 to 24<sup>th</sup> December 2032 at a commencing rental of £23,000 per annum, subject to 3 yearly JRPI reviews.

Flat 1 is currently vacant but with an estimated rental value of £15,000 per annum.

Flat 2 is currently let at £17,250 per annum, subject to annual JRPI increases.

The landlord is responsible for building insurance, Foncier Rates and keeping the premises wind and watertight and in good and substantial repair and exterior decoration.

## **ASKING PRICE**

£1,000,000 Freehold, subject to the existing tenancies.

## **LEGAL COSTS**

Each Party to bear their own legal costs.

# FERNLEA PARADE GROUVILLE

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

# FERNLEA PARADE GROUVILLE



## Digimap Address Locator



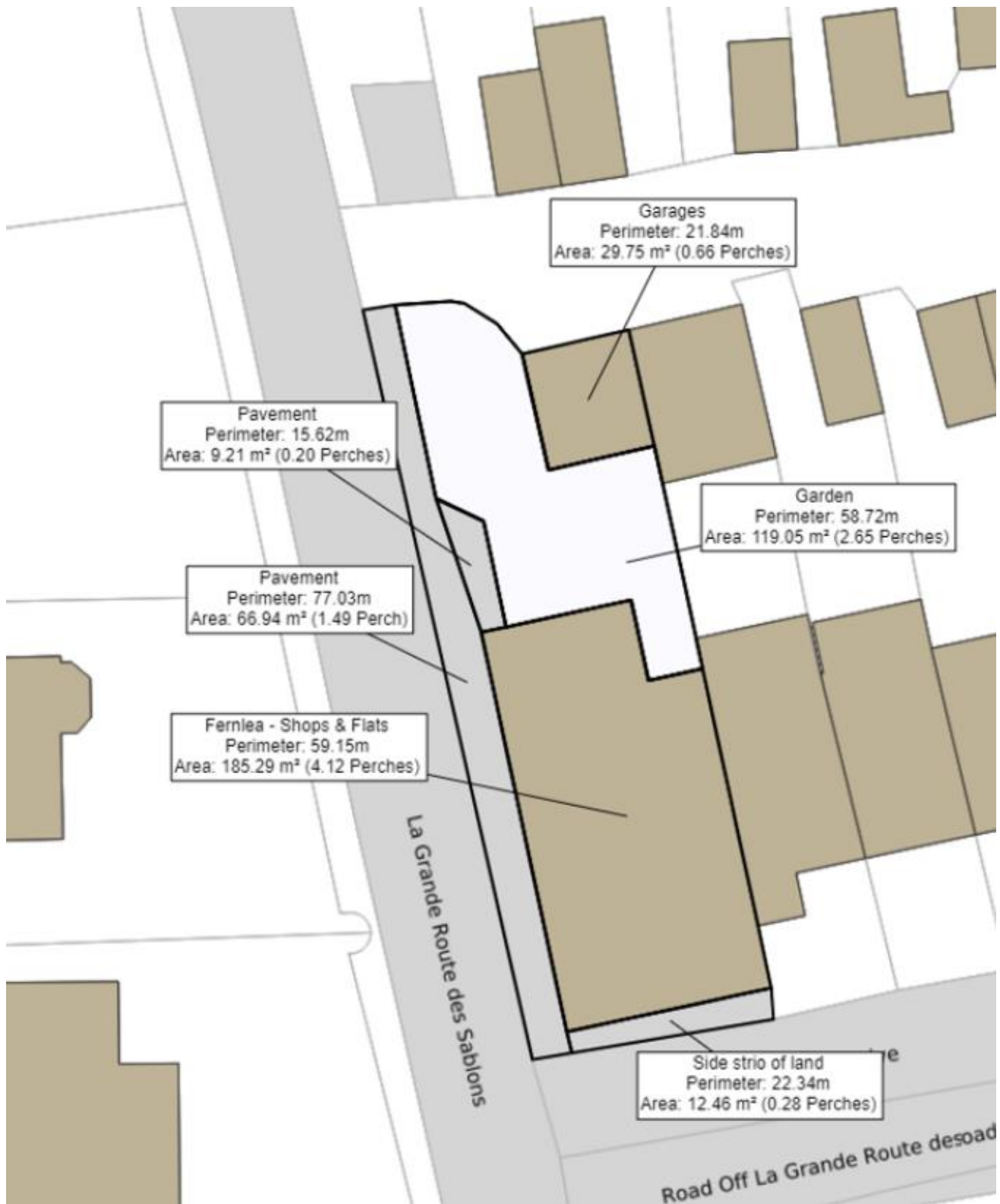
Map data © Government of Jersey 2021

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# FERNLEA PARADE GROUVILLE





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GROUND FLOOR  
604 sq.ft. (56.1 sq.m.) approx.

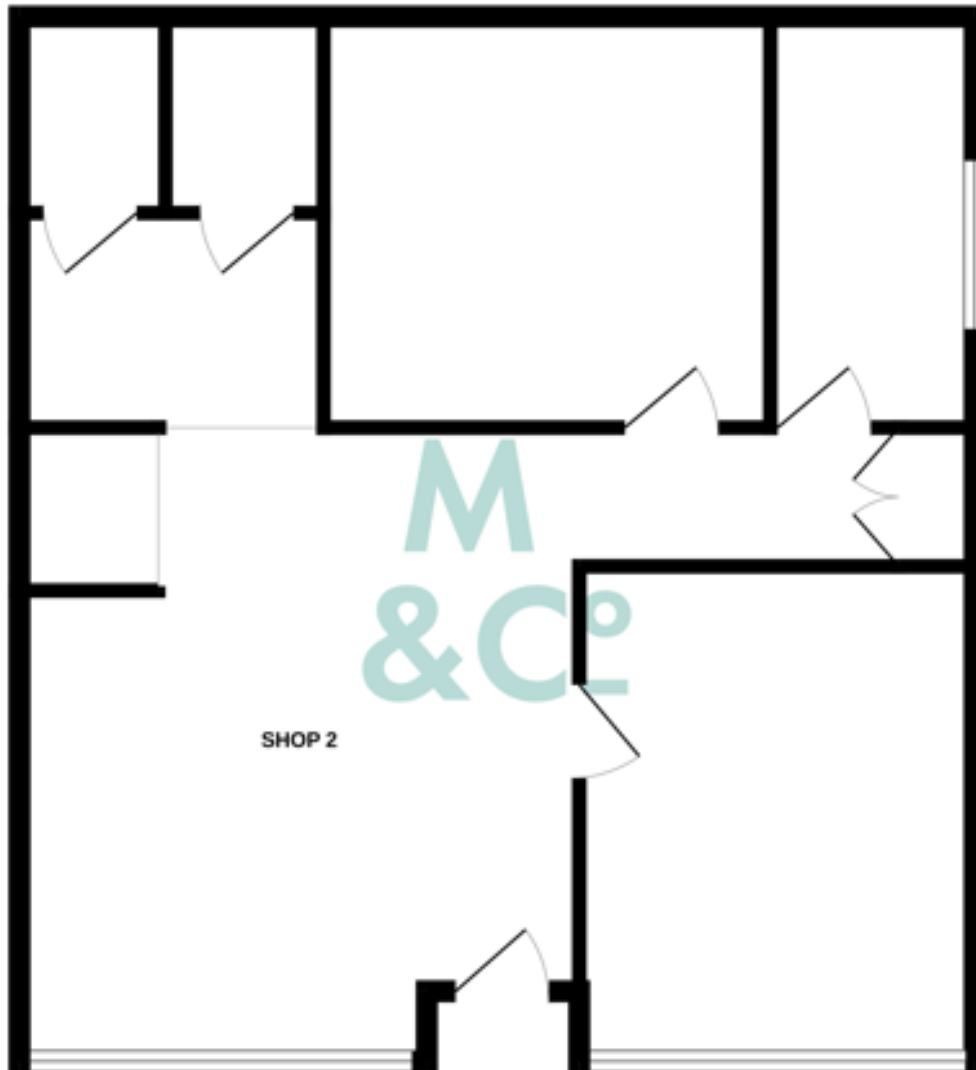


TOTAL FLOOR AREA: 604 sq.ft. (56.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee

# FERNLEA PARADE GROUVILLE

GROUND FLOOR  
705 sq.ft. (65.5 sq.m.) approx.



TOTAL FLOOR AREA : 705 sq.ft. (65.5 sq.m.) approx.

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