

COMMERCIAL PROPERTY INVESTMENT OPPORTUNITY



Sarre & Company
CHARTERED SURVEYORS

QUALITY MIXED USE INVESTMENT 6A/6B LA COLOMBERIE ST HELIER



ASKING £1,575,000

FOR SALE



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



6A/6B LA COLOMBERIE

LOCATION

The property is situated on the southern side of La Colomberie which generally houses a mix of retail, residential and offices.

Green Street and Snowhill car parks are within close proximity.

We attach a location for plan reference purposes.

DESCRIPTION

The property is a four-storey purpose-built building consisting of two retail units at ground floor level with 7 one bedroom apartments above and to the rear.

Overall, the property is in particularly good order throughout and we attach a selection of photographs accordingly.

We also attach a floor plan of the ground floor café/restaurant area of Unit 6a and the upper residential floors for reference purposes.

ACCOMODATION

The approximate areas are:

Unit 6a	Retail -	705 sq.ft.
	Rear Mezzanine -	685 sq.ft.
	Office/Store -	180 sq.ft.
Unit 6b	Retail -	695 sq.ft.
1 st Floor -		2 x one bed flats
2 nd Floor -		2 x one bed flats
3 rd Floor -		1 x one bed flat
Annex -		2 x one bed flats

6A/6B LA COLOMBERIE

TENURE

Unit 6a is currently let to Flour Patisserie Limited on a 9 year internal repairing and insuring style lease from 1st September 2022, expiring on 30th August 2031 and is subject to 3 yearly JRPI reviews. The Lessee has the option to break the Lease on 29th September 2027.

Unit 6b is currently let to Studio Zest Limited on an internal repairing 9 year lease from 1st December 2024, expiring on 30th November 2033 and is subject to 3 yearly JRPI reviews. The Lessee pays a fair proportion of the building insurance.

The 7 one bed residential units are all let on standard residential tenancy agreements.

PASSING RENTALS

The total rent is £134,544 per annum, being £42,060 per annum for the commercial units and £92,484 per annum for the residential apartments.

ASKING PRICE

£1,575,000 by way of a Freehold Sale.

LEGAL COSTS

Each Party to bear their own legal costs.

The passing rentals for the whole property are as follows:

DUE DILIGENCE

The purchaser will be required to produce the usual Due Diligence information on request.

6A/6B LA COLOMBERIE

FURTHER INFORMATION/VIEWING

For further information or to view the premises please contact either of the Vendor's sole joint agents:

**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

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sgale@sarreandco.com
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**Nick Trower MRICS
Guy Gothard FRICS**

**Broadlands Commercial
1 Library Place
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Jersey, JE2 3NL**

Tel: 01534 880770

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guy@broadlandsjersey.com
Website: <https://broadlandscommercial.com/>**

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

UNITS 6A/6B LA COLOMBERIE



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WALL TYPES



KEY



Final exit 1 storey above to
La Chaussee

See Drawing No:
1075 L 10 - Fire Exit
Route

Existing door to be
checked and retained if
FD03a1c. If door is non
compliant replace Ex.
with new FD03a1c.

Remove non load
bearing walls + boarings
represented by the red
dotted line

New extract fitted above
cooking area

10m ESCAPE

PROPRIETARY
WALK IN
FRIDGE
- By Specialist

COOKING AREA

STORE

PREP AREA

PROTECTED LOBBY

10m ESCAPE

10m ESCAPE

10m ESCAPE

10m ESCAPE

10m ESCAPE

10m ESCAPE

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GENERAL ARRANGEMENT PLAN



Existing stepped
access into site
to retained

Existing shopfront and front
entrance doors to be retained
The clear opening of an
individual door leaf is 700mm

Cake display &
prep area

Sanitised pumped waste to drain sink + WHB.
Pipe to run above ceiling and connect into
new 100mm stub stack

Electricity

Boxing

INSTA WALL

OFFICE

KITCHEN

STORE

EX STORE

EX WC's

40mm above ground waste

New 100mm stub stack with AAV

New 100mm below ground waste
pipe

New inspection chamber to
connect into existing FW drain run

Area Uned

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Digimap Address Locator

