COMMERCIAL PROPERTY INVESTMENT OPPORTUNITY

Sarre & Company
CHARTERED SURVEYORS

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



ASKING £1,575,000

FOR SALE

RICS Regulated by RICS

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

The Property Ombudsman

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.
1st Floor -		2 x one bed flats
2nd Floor -		2 x one bed flats
3rd Floor -		1 x one bed flat
Annex -		2 x one bed flats

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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.

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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.
Reece Sarre and Freddie Pollard BSc (Hons)

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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

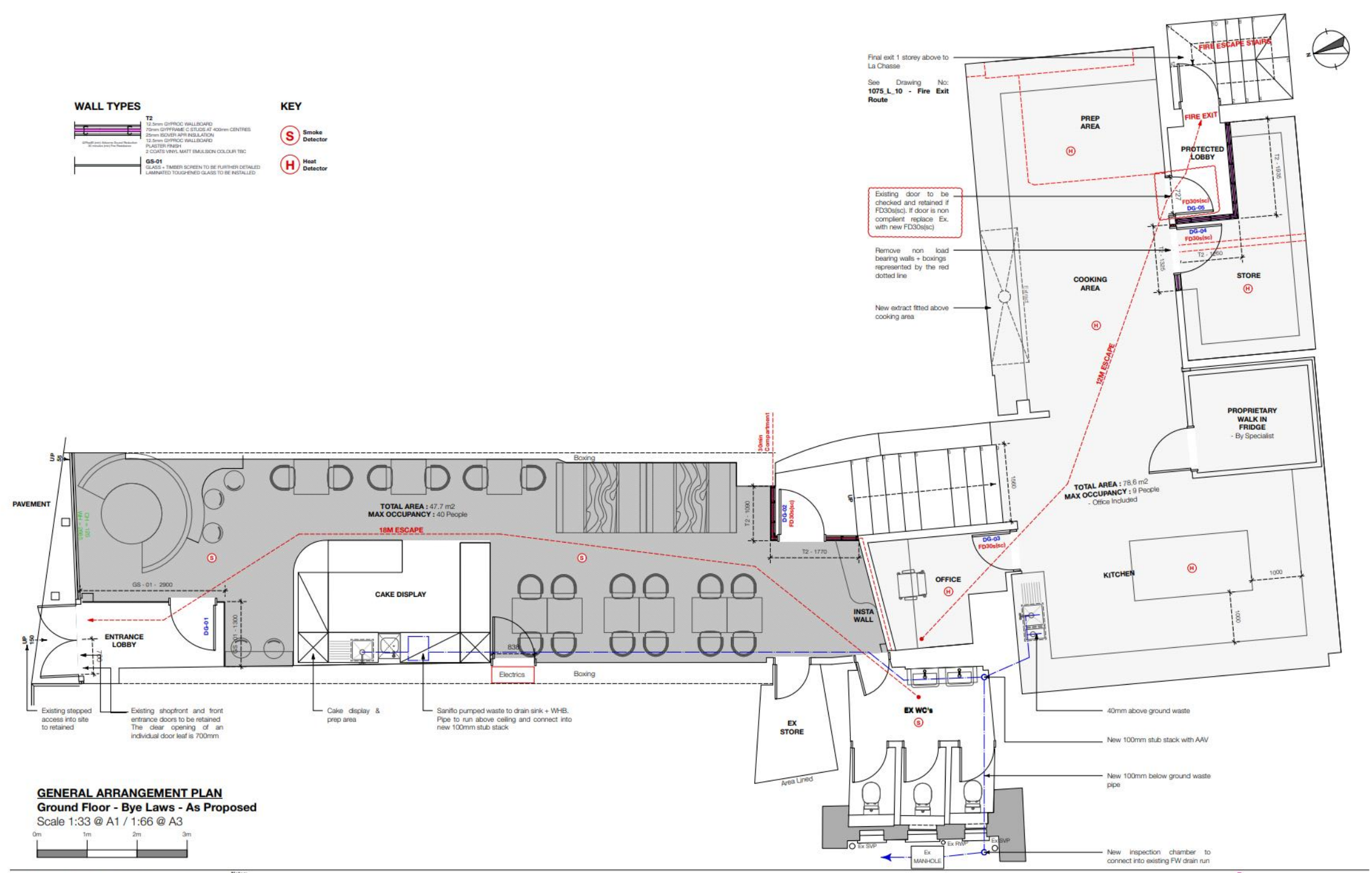
T2
12.5mm GYPROC WALLBOARD
70mm GYPFRAME C STUDS AT 400mm CENTRES
25mm ISOVER APR INSULATION
12.5mm GYPROC WALLBOARD
PLASTER FINISH
2 COATS VINYL MATT EMULSION COLOUR TBC

GS-01
GLASS + TIMBER SCREEN TO BE FURTHER DETAILED
LAMINATED TOUGHENED GLASS TO BE INSTALLED

KEY

(S) Smoke Detector

(H) Heat Detector



GENERAL ARRANGEMENT PLAN

Ground Floor - Bye Laws - As Proposed

Scale 1:33 @ A1 / 1:66 @ A3

0m 1m 2m 3m

Check all dimensions on Site. Use figured dimensions only. The contractor is to report any discrepancies to designers prior to construction. If in doubt, ask. This drawing should be read in conjunction with all other Designers detail drawings, schedules and specifications. This drawing must not be copied in whole or in part without the permission of Elliott Design Partnership. All construction to comply with current building and fire regulations. No structural works to be carried out without structural engineer's detail.

Shopfitting and specialist contractors to advise on details and ensure stability and strength of construction and suitability of materials. Shopfitting contractors to provide setting out and rod drawings / samples for approval prior to construction.

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Notes:

NOTE:
Drawing to be read in conjunction with the stamped approved Bye Laws Specification
Document ref: 1075-Spec-22
It is the contractors responsibility to ensure that both documents are obtained from the designer

Revision	Date	Description	Checked
A	31/10/22	Fire Exit Door - Noted & Ballooned	AF
B	2/11/22	Updated Doors (DG_02 + DG_04 & DG_05) and Spec	AF

3rd Floor Studio
Pillgrove House
12 Pillgrove Street
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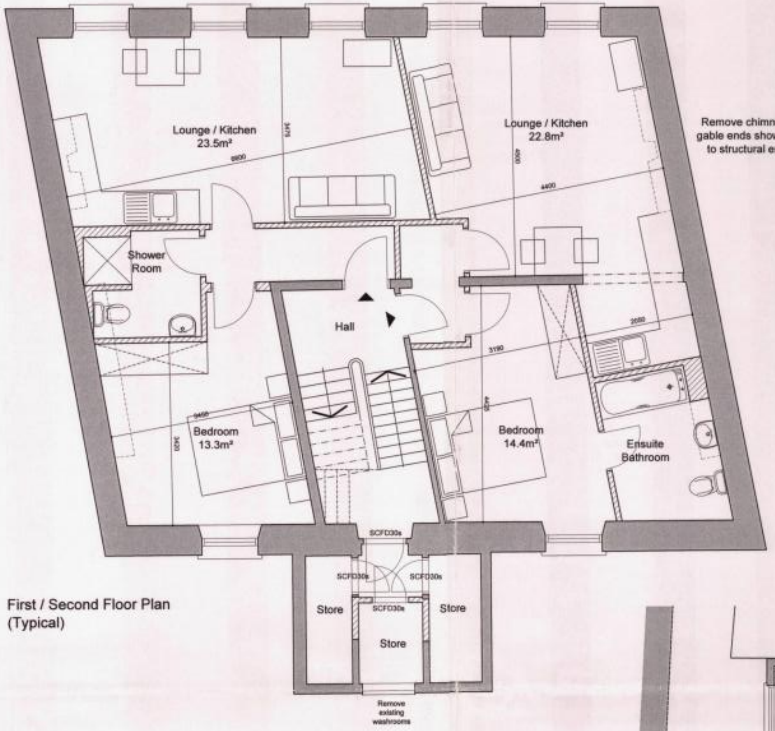
Jersey
JE2 4SL

elliott design partnership

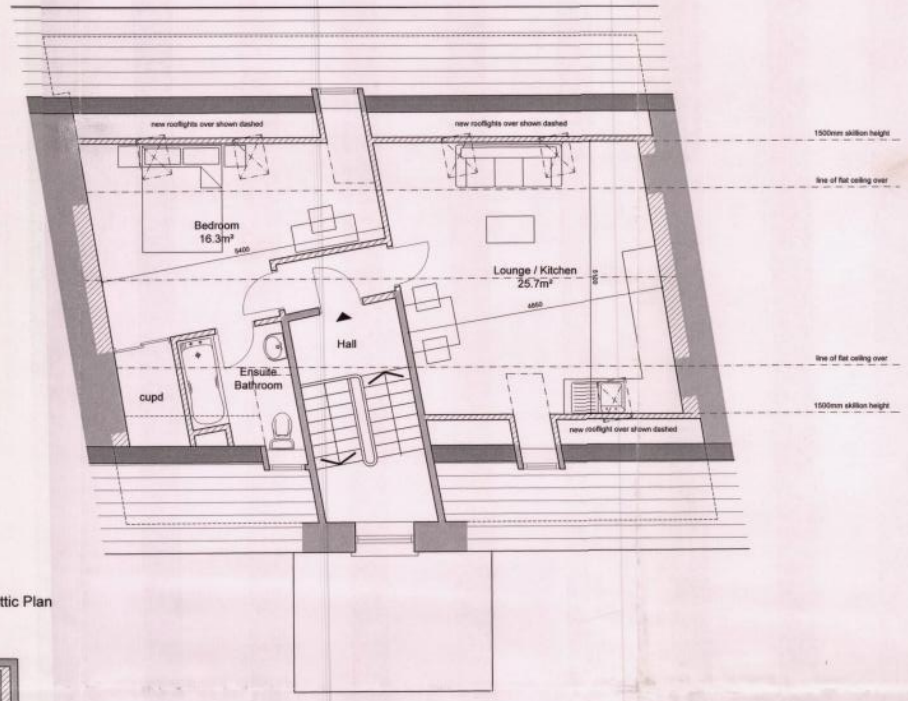
Tel: (01534) 630868
Email: dion@elliottdesignpartnership.com

Client:	Flour	Drawing Title:	Ground Floor - Bye Laws - As Proposed
Project Title:	6A La Colomberie	Date:	13/09/22
Drawing No:	1075_L_03	Revision:	B
Scale:	As Shown		

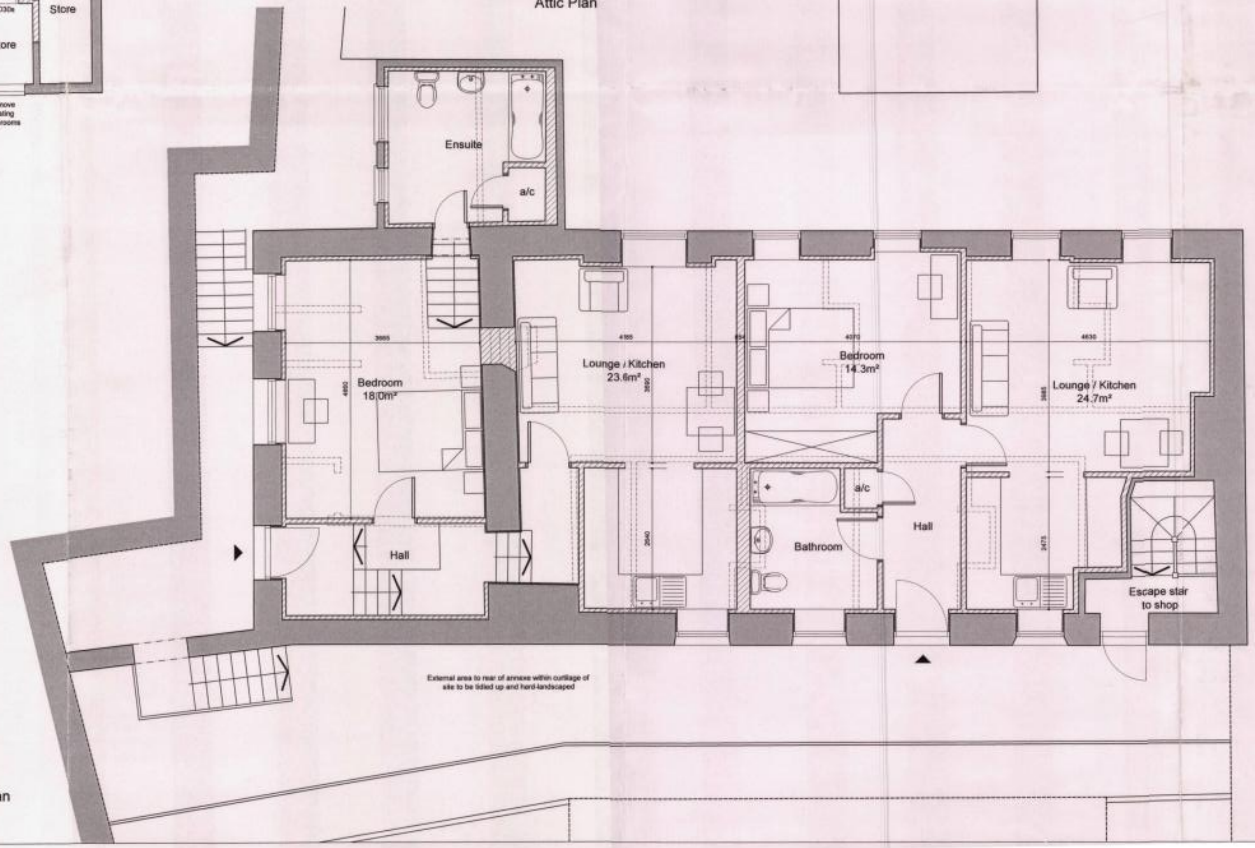


Remove chimney breasts to both gable ends shown dashed (subject to structural engineer's advice)

First / Second Floor Plan
(Typical)



Attic Plan



Annexe Floor Plan

Schedule of Accomodation

Main Building
5 No. 1 Bedroom Flats (2 person occupancy)

Annexe
2 No. 1 Bedroom Flats (2 person occupancy)

Total Occupancy = 14

Planning & Environment Department
APPROVED
Date: - 9 APR 2008
Planning Permission
SUBJECT TO CONDITIONS ENDORSED ON THE PERMIT

Application No Drawing
P 2007 2005 F

General Notes

Morris Architects © Copyright reserved 2004. Do not scale. Use written dimensions only. All dimensions in millimetres unless otherwise stated. This drawing must be read in conjunction with all other architects and consultants' drawings, details and specifications. Any discrepancy between details/drawings and / or specifications must be referred to the architect before carrying out the work.

Revisions

Rev	Date	Description	By
A	18/07/07	Additional Velux to bedroom in attic	DG
B	06/02/08	Existing layout dotted removed	DG
C	06/03/08	Annexe layout replanned for 2 No. flats	DG
D	25/03/08	Chimney breasts removed at 1st/2nd floor	DG

Project
6A/6B COLOMBERIE
ST. HELIER

Client
Property Developments
(Jersey) Ltd

Drawing
Preliminary
Layout Proposals
P & E Received
28 MAR 2008

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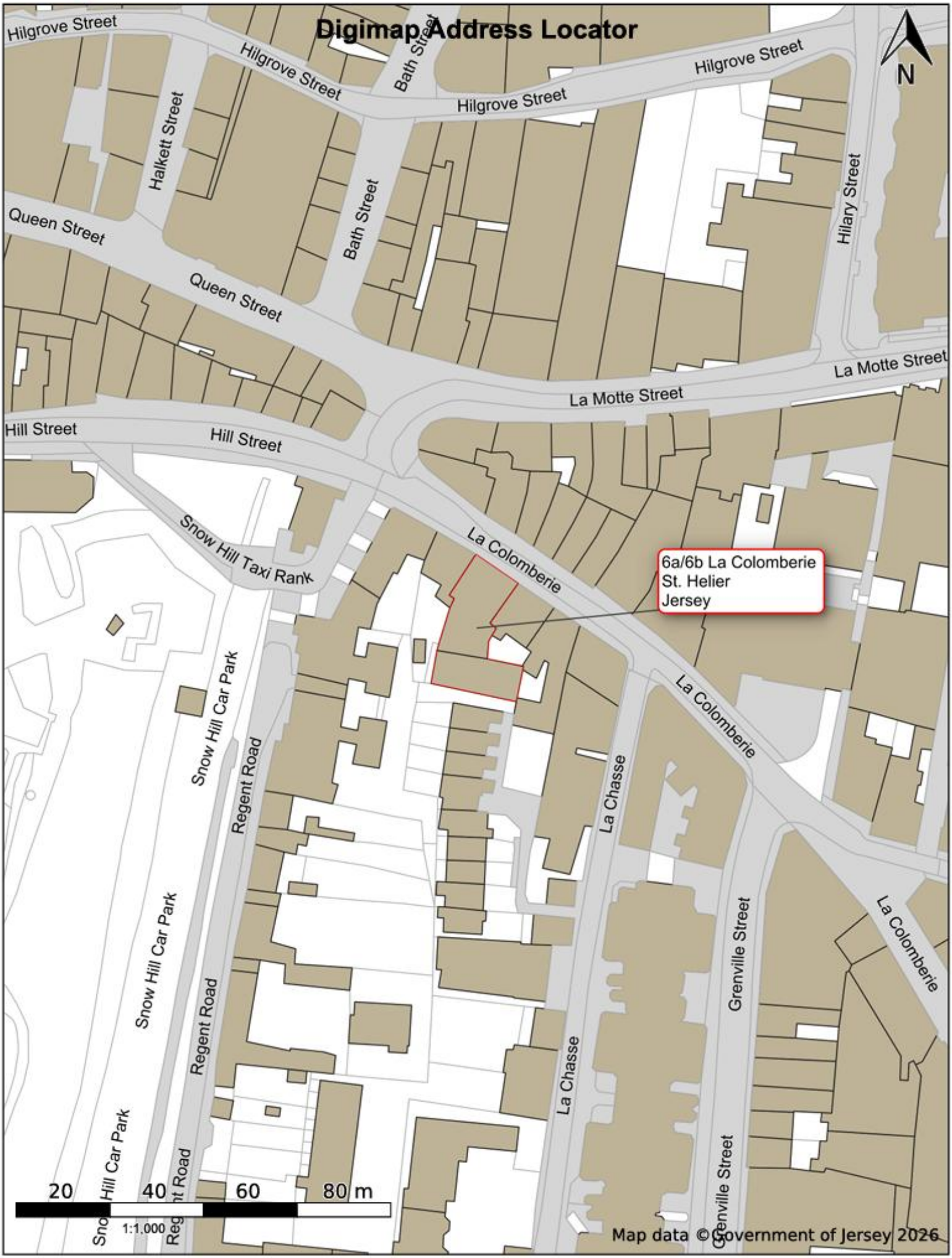
Date	Scale	Drawn by
02/07/07	1:50	DG

Drawing Number	Revision
4551/02	D


Digimap Address Locator
Hilgrove Street
Hilgrove Street
Hilgrove Street
Hilgrove Street
Bath Street
Bath Street
Halkett Street
Hilary Street
N
Queen Street
Queen Street
La Motte Street
La Motte Street
Hill Street
Hill Street
Snow Hill Taxi Rank
La Colomberie
6a/6b La Colomberie
St. Helier
Jersey
La Colomberie
Snow Hill Car Park
Regent Road
La Chasse
Grenville Street
La Colomberie
Snow Hill Car Park
Regent Road
La Chasse
Grenville Street
20
40
60
80 m
1:1,000
Map data © Government of Jersey 2026