

COMMERCIAL PROPERTY INVESTMENT OPPORTUNITY



Sarre & Company
CHARTERED SURVEYORS

NICHE PROPERTY INVESTMENT 8 BOND STREET ST HELIER



**FOR SALE
WITH PART VACANT POSSESSION**



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



8 BOND STREET ST HELIER

LOCATION

The property is located in the heart of Jersey's Central Business District.

More specifically, the property is situated on the South-West side of Bond Street, mid-way between the junctions with Hope Street and Conway Street.

We attach a location plan and site plan for reference purposes.

DESCRIPTION

The property is a purpose built mixed commercial and residential building over basement, ground and three upper floors.

We attach floor plans for ease of reference.

ACCOMMODATION

Basement	Storage	714 sq.ft.
Ground Floor	Office	848 sq.ft.
First Floor	Private Members Club	1212 sq.ft.
Second Floor	Two bedroom apartment	632 sq.ft.
Third Floor	Storage	394 sq.ft.

OCCUPATION/TENURE

Basement

The basement is currently vacant.

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Ground Floor

The ground floor offices are currently licenced out for £1,500 per month (£18,000pa) on an internal repairing lease agreement with the tenant being responsible for all utilities consumed on site and Occupier Rates. The lessee is simply holding over, on a monthly basis.

First Floor

The first floor is currently fully fitted out with kitchen facilities, trading as a private members club with kitchen facilities, however, could achieve a change of use to offices, subject to planning. This floor on completion of a sale will be vacant, however fully furnished if required.

Second Floor

The second floor apartment is currently leased out for £1,700 per month (£20,400pa) on an internal repairing insuring style lease, with the occupiers being responsible for all utilities consumed on site and Occupier Rates. The lease has expired, and the lessee is holding over on a monthly basis.

PRICE

Offers are invited in excess of £850,000.

LEGAL COSTS

Each Party to bear their own legal costs.

CLIENT DUE DILIGENCE

In line with the JFSC requirements the purchaser will provide all the usual Due Diligence information.

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VIEWING

By contacting either of the Vendor's joint sole agent-

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

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

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**Nick Trower MRICS
Guy Gothard FRICS**

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

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First Floor Private Members Club



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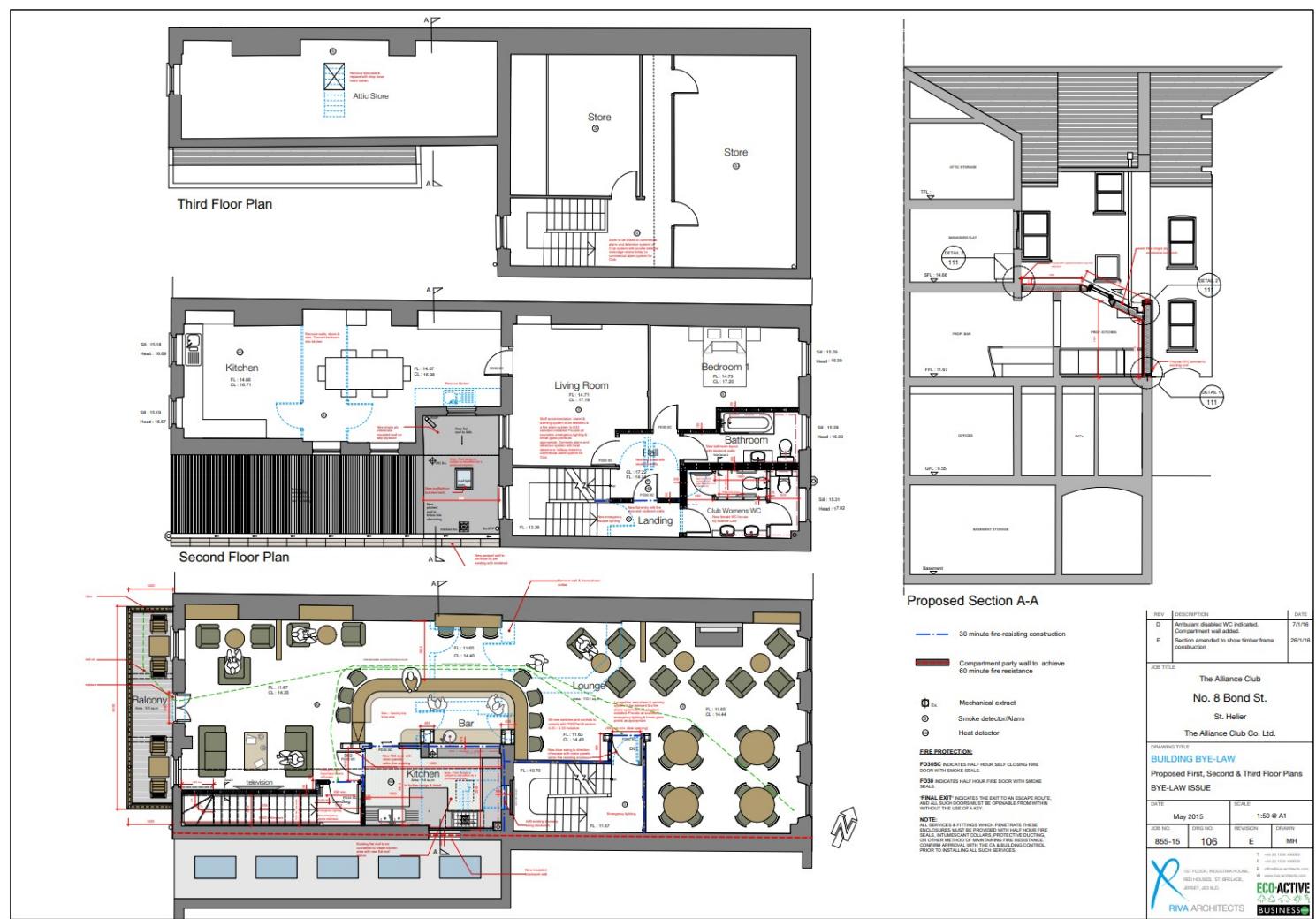
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Proposed Basement and Ground Floor Plan

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Proposed First Floor, Second Floor and Third Floor Plans

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