COMMERCIAL PROPERTY INVESTMENT OPPORTUNITY

Sarre & Company
CHARTERED SURVEYORS

OUT OF TOWN NICHE MIXED USE INVESTMENT

ALMA HOUSE
ST AUBIN'S INNER ROAD
ST LAWRENCE
JERSEY



FOR SALE
ASKING £560,000

16 Gloucester Street, St.Helier, Jersey, Channel Islands, JE2 3QR
Tel: 01534 888848 Fax: 01534 888849
Email: property@sarreandco.com www.sarreandco.com

RICS Regulated by RICS
The Property Ombudsman

ALMA HOUSE
ST AUBIN'S INNER ROAD

LOCATION

The property is located on the South side of St Aubin's Inner Road, between the junctions with Mont Felard Hill and L'Avenue de Petit Felard.

We attach a location plan for reference purposes.

DESCRIPTION

The property consists of a ground floor thriving hair salon and beauty treatment rooms along with a spacious 2-bedroom apartment at first floor, both benefitting from separate ground floor entrances.

ACCOMMODATION

Ground Floor Hair Salon

Shop area	-	548 sq.ft.
Treatment Room 1	-	92 sq.ft.
Treatment Room 2	-	45 sq.ft.
Kitchenette	-	46 sq.ft.
Store	-	34 sq.ft.
W/C		
Total		765 sq.ft.

The Salon benefits from 4 car spaces.

First Floor Apartment

The apartment consists of 2 double bedrooms, living room, 3-piece bathroom and a fitted kitchen.

The apartment benefits from one car space.

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TENURE

The ground floor hair salon is to be let on a 9-year internal repairing and insuring style lease which is to commence on 01 January 2027 and is to terminate on 31 December 2036. There is a tenant only Break Option on 1 January 2033 on the giving of 12 months written notice. Rent reviews are 3-yearly in-line with Jersey Cost of Living.

The Lessee is responsible for the payment of a fair proportion of the building insurance, Occupier Rates and to keep the interior of the demised premises in a good, substantial repair and decoration.

The first floor 2-bedroom apartment is let on a standard residential lease, renewed on a yearly basis, which is currently to expire on 30th June 2027.

RENTALS

The passing rental for the ground floor shop and parking is £22,500 per annum.

The first-floor apartment is rentalised at £16,800 per annum.

The current gross rental equates to £39,300 per annum.

ASKING PRICE

£560,000

LEGAL COSTS

Each Party to bear their own legal costs.

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VIEWING

By contacting the vendor's sole agent:

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

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16 Gloucester Street
St Helier
Jersey
JE2 3QR

Tel: 01534 888848

E-mail: property@sarreandcompany.co.uk
Website: www.sarreandcompany.co.uk

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

ALMA HOUSE
ST AUBIN'S INNER ROAD

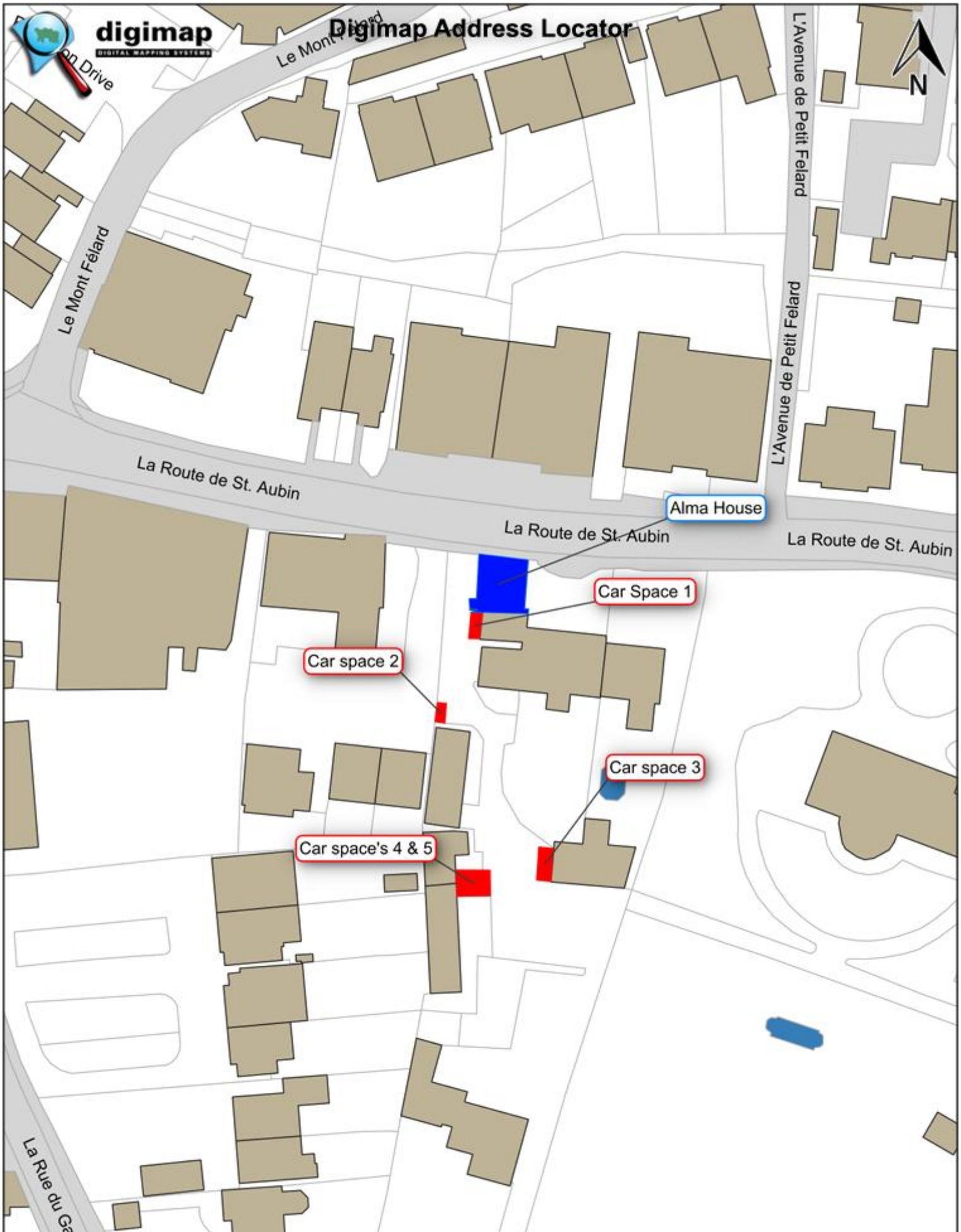
Parking Spaces





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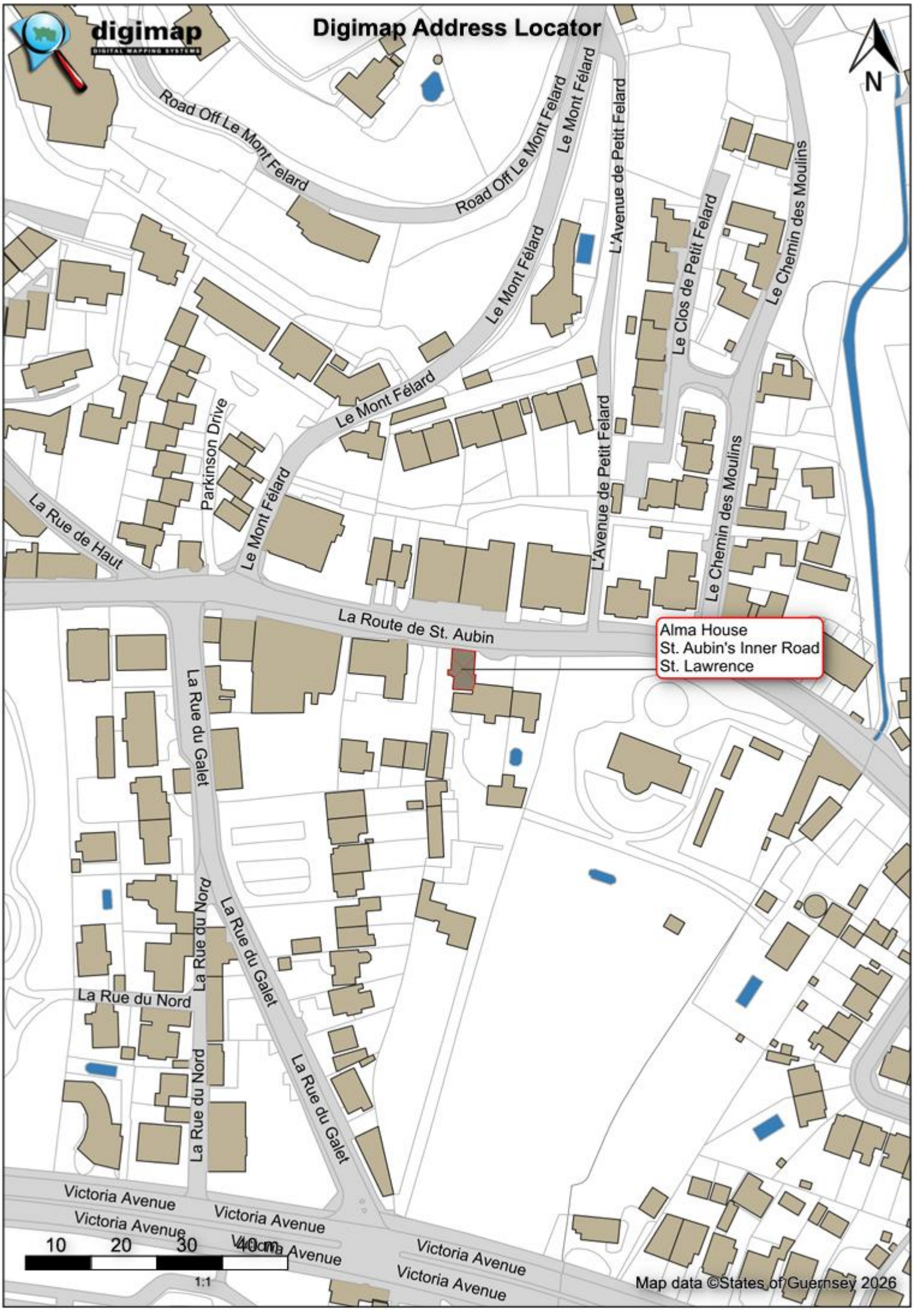
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1 & 2 Alma House, Millbrook

B

Bedell Group


digimap
DIGITAL MAPPING SYSTEMS
Digimap Address Locator
N
Road Off Le Mont Felard
Road Off Le Mont Felard
Le Mont Felard
Le Mont Félard
L'Avenue de Petit Felard
Le Clos de Petit Felard
Le Chemin des Moulins
Le Mont Félard
Parkinson Drive
Le Mont Félard
L'Avenue de Petit Felard
Le Chemin des Moulins
La Rue de Haut
La Route de St. Aubin
Alma House
St. Aubin's Inner Road
St. Lawrence
La Rue du Galet
La Rue du Nord
La Rue du Galet
La Rue du Nord
La Rue du Nord
La Rue du Galet
Victoria Avenue
Victoria Avenue
Victoria Avenue
Victoria Avenue
Victoria Avenue
Victoria Avenue
10
20
30
40 m
1:1
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