COMMERCIAL PROPERTY INVESTMENT OPPORTUNITY

Sarre & Company
CHARTERED SURVEYORS

UNITS 1,2 & 3
CLOS DES PAS
GREEN STREET
ST HELIER

ASKING £650,000
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

RICS Regulated by RICS

The Property Ombudsman

UNITS 1-3 CLOS DES PAS
GREEN STREET

LOCATION

The retail parade of shops forming part of the Clos des Pas development is situated off the East side of Green Street, close to the junction with Havre des Pas.

We attach a location and site plan for reference purposes.

DESCRIPTION

The properties form part of a three-storey purpose-built development consisting of retail units at ground floor level with two storeys of apartments above (all sold off separately).

The retail units benefit from a private customer car park immediately opposite housing up to **9 cars**.

ACCOMMODATION

The approximate Net Internal Areas of the units are as follows:

Unit 1 - 394 sq.ft.
Unit 2 - 398 sq.ft.
Unit 3 - 399 sq.ft.

TENURE

Unit 1 is let to Green Street Laundrette on a 6 year license (fully equipped) from 1st April 2024, expiring on 31st March 2030 and is subject to annual Jersey Cost of Living rent. The passing rental is £18,504 per annum.

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

UNITS 1-3 CLOS DES PAS GREEN STREET

Unit 2 and 3 are let to AE Enterprises Limited with a personal guarantee on a 9 year license from 1st August 2025 to 31st July 2034 and subject to annual Jersey Cost of Living increases. The passing rental is £33,468 per annum

In summary, all the licenses are on a fully repairing terms with a total rent roll of £51,972.00 per annum.

ASKING PRICE

£650,000. For Sale by way of Share Transfer.

LEGAL COSTS

Each Party to bear their own legal costs.

VIEWING

By contacting the vendor's sole agent:

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

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

UNITS 1-3 CLOS DES PAS
GREEN STREET

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

UNITS 1-3 CLOS DES PAS
GREEN STREET

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