COMMERCIAL PROPERTY INVESTMENT OPPORTUNITY

Sarre & Company
CHARTERED SURVEYORS

OUT-OF-TOWN NICHE MIXED USE INVESTMENT

CROWN STORES
LA RUE ES PICOTS
TRINITY



FOR SALE
ASKING £675,000

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

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LOCATION

The property is located in the heart of Trinity Village, situated on the South-side of La Rue es Picots, immediately to the West of the Trinity Arms Public House.

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

DESCRIPTION

The property consists of a ground floor thriving convenience store which has been comprehensively refurbished with two apartments at first floor level, both benefitting from separate ground floor entrances.

The property is in good order, however, both of the apartments will require refurbishment.

ACCOMMODATION

Crown Stores – retail shop	685 sq.ft.
Store	48 sq.ft.

Apartment 1 (accessed from rear courtyard) - 1 bedroom apartment with a first floor balcony overlooking countryside.

Apartment 2 (fronting La Rue Es Picots) – 2 bedroom flat (one double bedroom and 1 small single).

TENURE

Crown Stores

Crown Stores is held on a new 9-year internal repairing and insuring style lease from 25th March 2026 and is to expiry on 24th March 2034 at a passing rental of £28,000 per annum, subject to 3-yearly Jersey Cost of Living increases. The Lessee has a break clause on 24th March 2032 on the giving of 1 year's prior notice.

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Apartments 1 and 2

Both apartments are currently vacant and require a reasonable degree of upgrading/refurbishment throughout.

ASKING PRICE

£675,000

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

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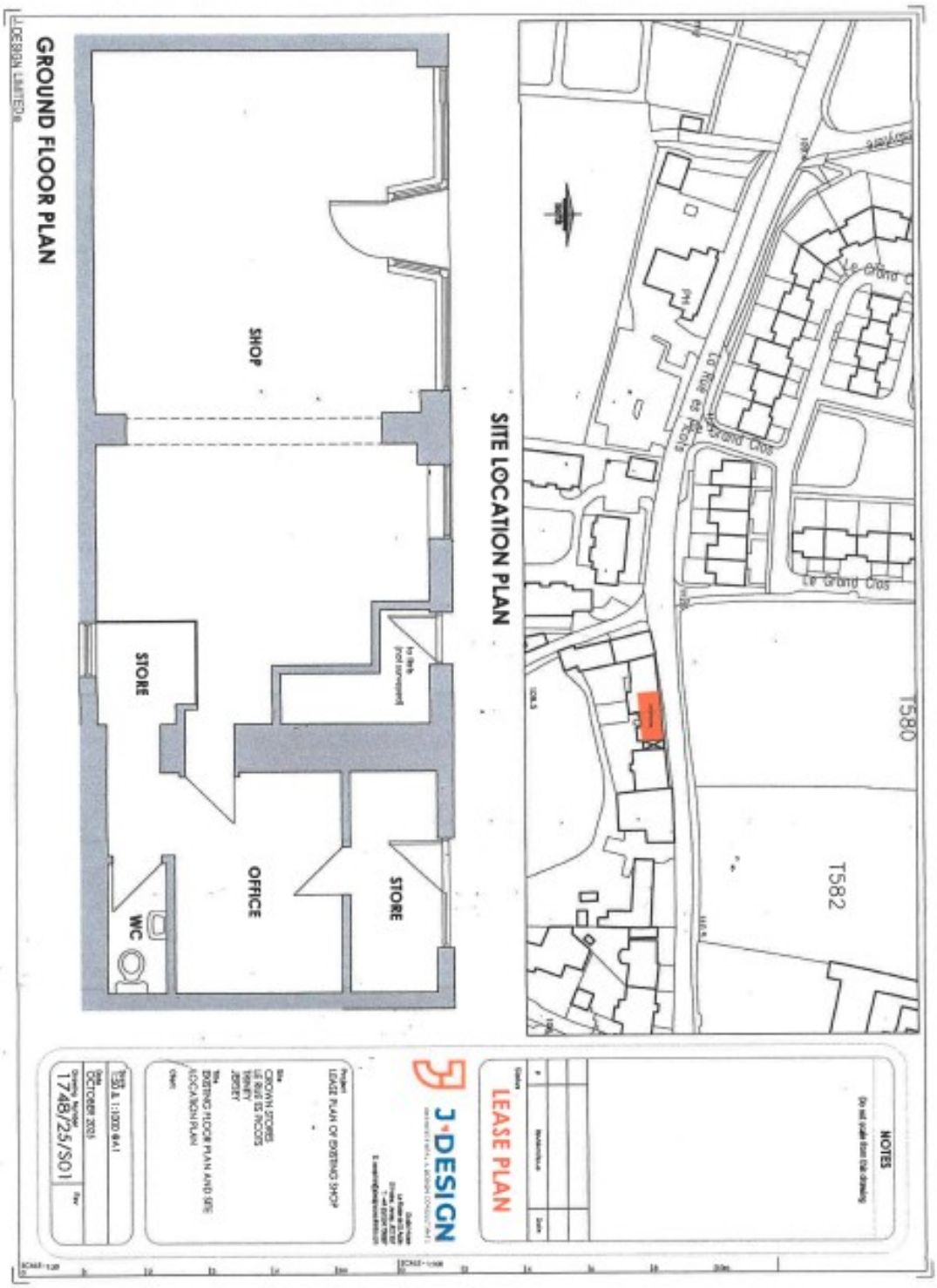

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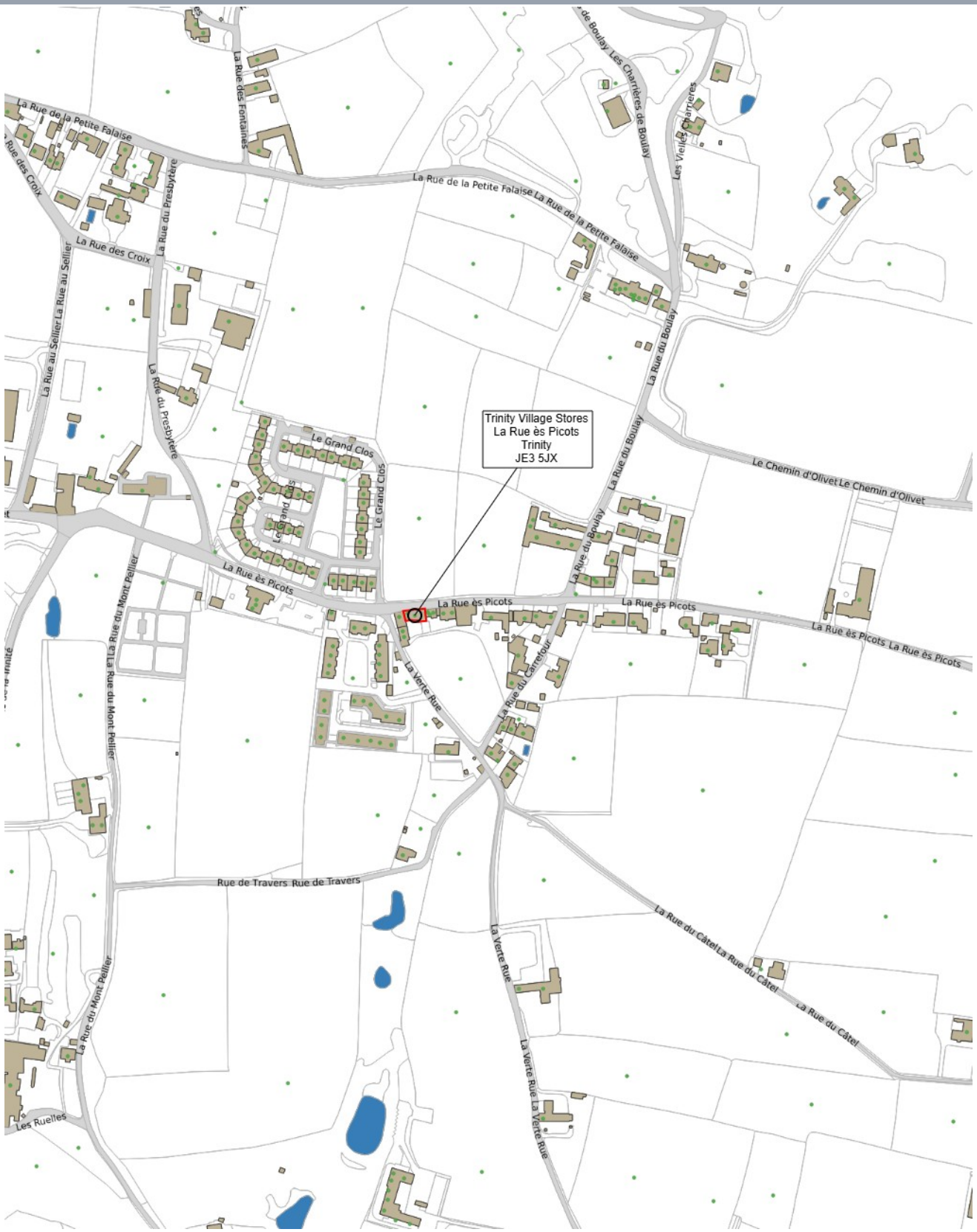

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