

# COMMERCIAL PROPERTY INVESTMENT OPPORTUNITY



**Sarre & Company**  
CHARTERED SURVEYORS

## QUALITY NICHE MIXED-USE PREMISES VAUX VERT LE MONT LES VAUX ST AUBIN



**FOR SALE WITH VACANT  
POSSESSION OF THE GROUND  
FLOOR**

**ASKING £835,000**

16 Gloucester Street, St.Helier, Jersey, Channel Islands, JE2 3QR

Tel: 01534 888848 Fax: 01534 888849

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# VAUX VERT ST AUBIN

## LOCATION

The premises are located, in the heart of St. Aubin, within close proximity to numerous retail, food and beverage outlets.

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

## DESCRIPTION

The building provides for an efficient self-contained ground floor retail / restaurant unit, with an element of storage at the first-floor level. Included above the restaurant are 3 upper floors of residential accommodation, which includes 4 letting rooms and a one-bedroom apartment. All accommodation is provided in good order with the benefit of long standing / well-referenced tenants.

## ACCOMMODATION

Ground Floor

Retail/Restaurant Unit - 768 sq.ft

1<sup>st</sup> Floor - Small restaurant store

1<sup>st</sup> Floor - Room 1 - Large bedsit  
Communal 3-piece house shower room  
Communal kitchen

2<sup>nd</sup> Floor - Room 2 – Double room  
Room 3 – Double room  
Room 4 – Single room  
Communal 3-piece, house shower room

3<sup>rd</sup> Floor - Self-contained 1 bedroom flat

# VAUX VERT ST AUBIN

## TENURE

The Retail Unit / Restaurant premises are available with vacant possession

The residential lodging units, rooms 2, 3, and 4 are currently occupied by Registered persons paying monthly rentals as follows:

Room 2 - £580.00pm

Room 3 - £575.00pm

Room 4 - £400.00pm

Room 1 and the one----bedroom flat are currently occupied by Entitled persons paying monthly rentals as follows:

Room 1 - £852.00pm

The Flat - £935.00pm

The current total passing rental from the residential units is £40,104pa.

## ASKING PRICE

The unit is available at an asking price of £835,000.

## ALTERNATIVE RESIDENTIAL APPROACH

The alternative approach with reference to the residential accommodation would be to utilise the entire residential space as one large town house or keep the letting accommodation at 1<sup>st</sup> floor level and utilise the 2<sup>nd</sup> and 3<sup>rd</sup> floors as one substantial maisonette.

# VAUX VERT ST AUBIN

## 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**

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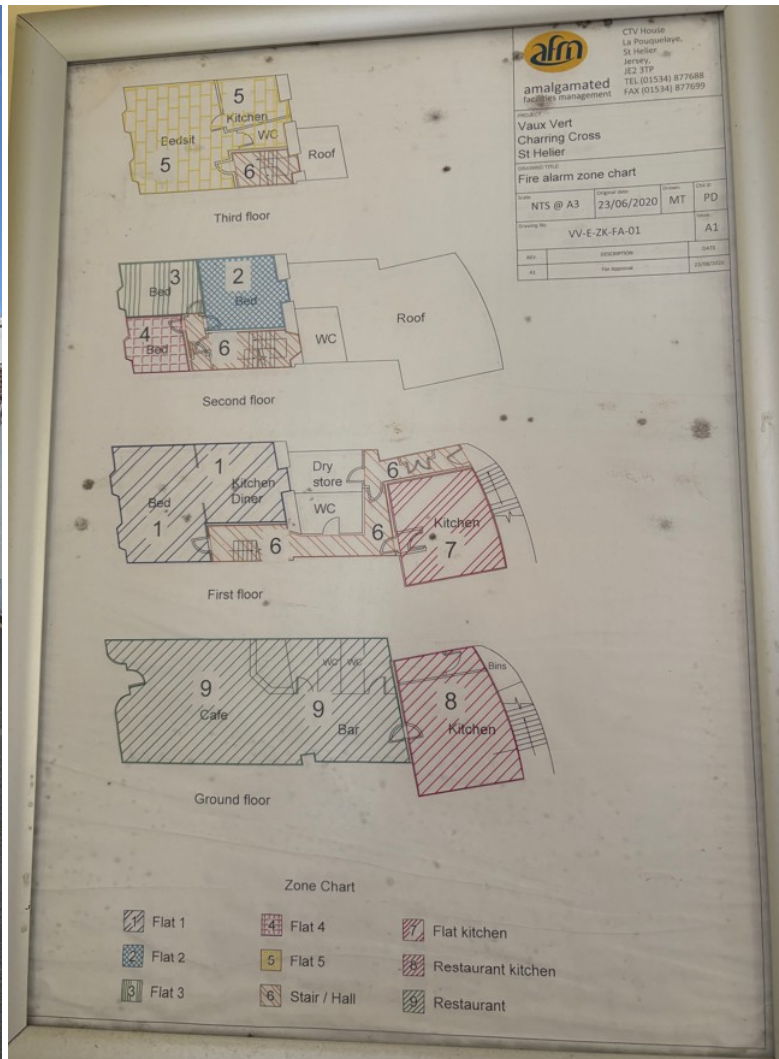
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WHILST WE BELIEVE THESE PARTICULARS TO BE CORRECT NO RESPONSIBILITY CAN BE ACCEPTED FOR ANY INACCURACY

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The map displays the St. Brelade area in Jersey, with a focus on the location of Vaux Vert, Charing Cross, St. Brelade, JE3 8AA. The map includes numerous labels for buildings and streets, such as 'Le Jardin du Croquet', 'Charing Cross', 'St. Brelade SRC', and 'Le Boulevard'. A small inset map shows the location of St. Brelade within the context of the island of Jersey.

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