

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 £795,000

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



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

1st Floor - Small restaurant store

1st Floor - Room 1 - Large bedsit
Communal 3-piece house shower room
Communal kitchen

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

3rd Floor - Self-contained 1 bedroom flat

VAUX VERT ST AUBIN

TENURE

The Retail Unit / Restaurant premises are available with vacant possession with an estimated rental of £32,500pa - £35,000pa.

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

Room 3 - £500pm

Room 4 - £400pm

Room 1, Room 2 and the one---bedroom flat are currently occupied by Entitled persons paying monthly rentals as follows:

Room 1 - £880pm

Room 2 - £600pm

The Flat - £950pm

The current total passing rental from the residential units is £39,960pa.

ASKING PRICE

The property is available at an asking price of £795,000.

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 1st floor level and utilise the 2nd and 3rd floors as one substantial maisonette.

The ground floor commercial premises has been operated as a restaurant for many years, but would lend itself to any form of retail business.

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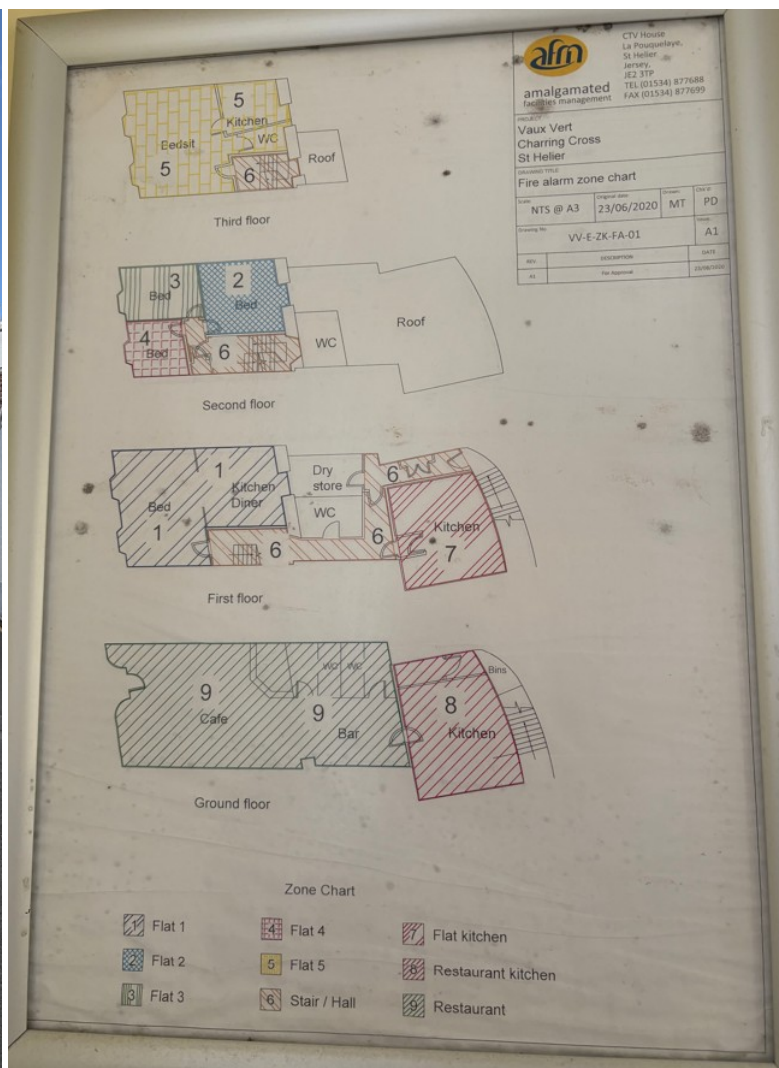
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WHILST WE BELIEVE THESE PARTICULARS TO BE CORRECT NO RESPONSIBILITY CAN BE ACCEPTED FOR ANY INACCURACY

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