

23 King Street, St. Helier, Jersey



FOR SALE

PRIME
RETAIL
INVESTMENT



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**BNP PARIBAS
REAL ESTATE**

Regulated by RICS

23 King Street, St. Helier, Jersey

LOCATION

This Property is centrally located in a prominent position within the traditional heart of St Helier. The Property is located on King Street, the island's prime retail area. The position of the Property is 100% prime being within close proximity to Voisins Department Store and USC.

Nearby occupiers include Accessorize, Swarovski, Au Caprice, Blacks, Clarks, Voisins, Cath Kidston, HSBC, Maison La Mare, Jack Wills, Paperchase, Pandora, Thorntons and Ormer. The unit also has a return frontage and entrance onto Vine Street.

DESCRIPTION

The Property is a 4 storey terraced building of traditional masonry construction providing accommodation over basement, ground and two upper floors.

The ground floor is currently let to Feel Unique and is used for retail sales and the basement is used for storage and includes a kitchen and WC.

There are two separate access points into the premises with the main retail entrance being from King Street and a secondary entrance from Vine Street to the rear which provides access to all upper floors.

The first floor provides 2 no open plan office areas, a kitchen, under stair store and male and female WCs. The offices benefit from perimeter trunking, solid ceilings with fluorescent strip lighting and wall mounted electric heaters.

The second floor provides a bedsit and there is a 2 bed flat situated on the second and third floors.

ACCOMMODATION

The premises provide the following net internal floor areas:

Ground Floor Retail	-	784 ft2 (72.83 m2)
Basement Storage	-	286 ft2 (26.57 m2)
First floor offices	-	654 ft2 (60.76 m2)

Second Floor – Bedsit

Second & Third Floor – Flat

TENURE

The Property is held freehold.

SALE PRICE

The Property is also being offered for sale by way of a freehold transfer at an asking price of £2,300,000, exclusive of GST if applicable. This reflects a net initial yield of 5.28% allowing purchasers' costs of 5%.

VAT

VAT is not levied in Jersey, however, a Goods & Services Tax (GST) maybe applicable. All figures quoted in this brochure are exclusive of GST and we would recommend that any prospective purchasers make their own enquiries in this regard.

Legal Costs

Each party to bear their own legal costs and any other cost incurred in the sale of this property.

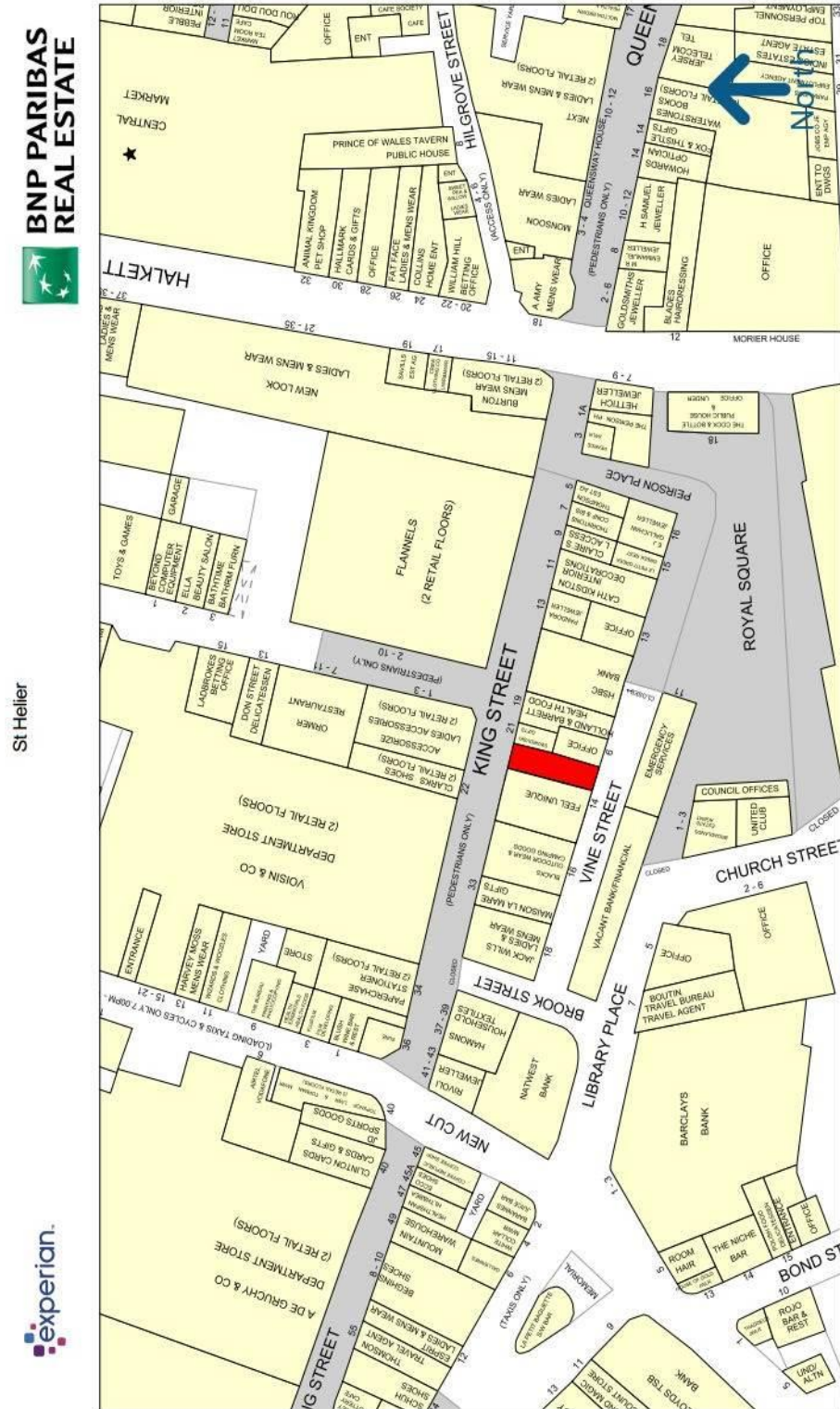
Viewing

Strictly by appointment with the Vendor's sole agent.

TENANCY SCHEDULE

Floor	Tenant	Use	Area(s) (sq.ft)	Lease Start	Lease Expiry	Next Review	Repair	Break	Rent p.a.	Rent psf
Ground & Basement	Ocapel Limited	Retail & Storage	Zone A: 613.5. Zone B: 170.5. B'ment: 286	29/09/2013	28/09/2022	29/09/2019	IRI	28/09/2019	£ 90,000.00	Retail ITZA - £117.50 Basement - £12.93
1st Floor	Gemini Office Holding Limited	Office	654	01/05/2012	30/04/2018	N/A	IR	N/A	£ 14,500.00	Office rent - £22.17
Part 2nd Floor	G. Bienkowski	Residential		01/04/2017	31/03/2018	N/A	IR	N/A	£ 9,360.00	N/A
Part 2nd & 3rd Floor	Joyce Pasquali	Residential		25/12/2015	24/12/2018	N/A	IR	N/A	£ 14,000.00	N/A
									£ 127,860.00	

LOCATION MAP



BNP PARIBAS REAL ESTATE

St Helier

experian.

Experian Goad Plan Created: 06/01/2017
Created By: BNP Paribas Real Estate UK

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