

# 51 – 53 King Street & 8 – 10 Broad Street, St. Helier, Jersey



PRIME  
RETAIL  
PROPERTY

FOR SALE  
BY  
INFORMAL  
TENDER

## Investment Summary

- Prime King Street Retail  
Property available to purchase  
by informal tender
- Vacant Possession



T +44 (0) 1534 629001  
E [info@d2re.co.uk](mailto:info@d2re.co.uk)  
W [www.d2re.co.uk](http://www.d2re.co.uk)

### Office Address

Ground Floor, Dialogue House,  
2-6 Anley Street, St Helier, Jersey, JE2 3QE  
Company number: 80923

An alliance member of  
**BNP PARIBAS**  
REAL ESTATE

Regulated by RICS

51 – 53 King Street & 8 – 10 Broad Street, St. Helier, Jersey

## DESCRIPTION

This property is centrally located in a prominent position within the traditional heart of St Helier with frontage on both King Street and Broad Street. The position of the shop is 100% prime being located opposite De Gruchy's Department Store & Next and close to Marks & Spencer.

Nearby occupiers include Marks and Spencer, Schuh, Mountain Warehouse, Voisins, JD Sports, Body Shop, JoJo Maman Bebe, Coffee Republic, Boots, Sure, Jack Wills and WH Smith.

## ACCOMMODATION

The Property would appear to be of traditional masonry construction with cement rendered and painted external elevations built under a part pitched slate, part flat roof.

The ground floor of the Property is currently used for retailing with a return frontage to the Broad Street elevation. The basement is used for storage and is accessed via a set of stairs down from the ground floor. The upper floors (1st to 3rd) comprise stores and ancillary areas.

There is also a 3 bedroom flat located over part of the 1st to 3rd floors which benefits from its own private entrance from Broad Street.

The façade of the Property is listed and the full listing is provided under the reference – HE1155.

A breakdown of the areas are provided below (NIA):

Basement (ancillary):	803 sq.ft
Ground (retail):	1,589 sq.ft AITZA (2,235 sq.ft NIA)
First (ancillary):	1,583 sq.ft
Second (ancillary):	834 sq.ft
Third (ancillary):	523 sq.ft

1<sup>st</sup> to 3<sup>rd</sup> Floors – 3 Bedroom Flat.

## TENURE

The property is offered freehold.

## PROPOSAL

Freehold for sale by way of an INFORMAL TENDER, subject to contract and Vendor approval.

Preference will be given to unconditional offers but conditional offers considered.

Tenders should be submitted to the offices of D2 Real Estate Limited by 5pm on Friday 12<sup>th</sup> April 2019.

Tenders MUST be submitted in a sealed envelope marked "Tender 51 – 53 King Street" using the tender form provided within these particulars.

## VAT

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

## LEGAL COSTS

Each party to bear their own legal costs and any other cost incurred in the purchase/letting of this Property.

51 – 53 King Street & 8 – 10 Broad Street, St. Helier, Jersey

## 51 – 53 King Street & 8 – 10 Broad Street, St. Helier

### INFORMAL TENDER

(Subject to Contract and Vendor Approval)

This form, together with any supporting information, must be submitted no later than 5pm on Friday 12<sup>th</sup> April.

It must be delivered in a sealed envelope clearly marked on the outside “Tender 51 – 53 King Street” to the offices of the vendor’s sole agent, D2 Real Estate.

The vendors do not bind themselves to accept the highest nor any of the tenders submitted. Tenders are invited subject to contract and client approval.

Purchaser’s Name:

Address:

Telephone:

E-mail:

Legal Representative:

Offers (exclusive of GST if applicable):

Is Funding Required? Yes / No

Proposed Completion Date:

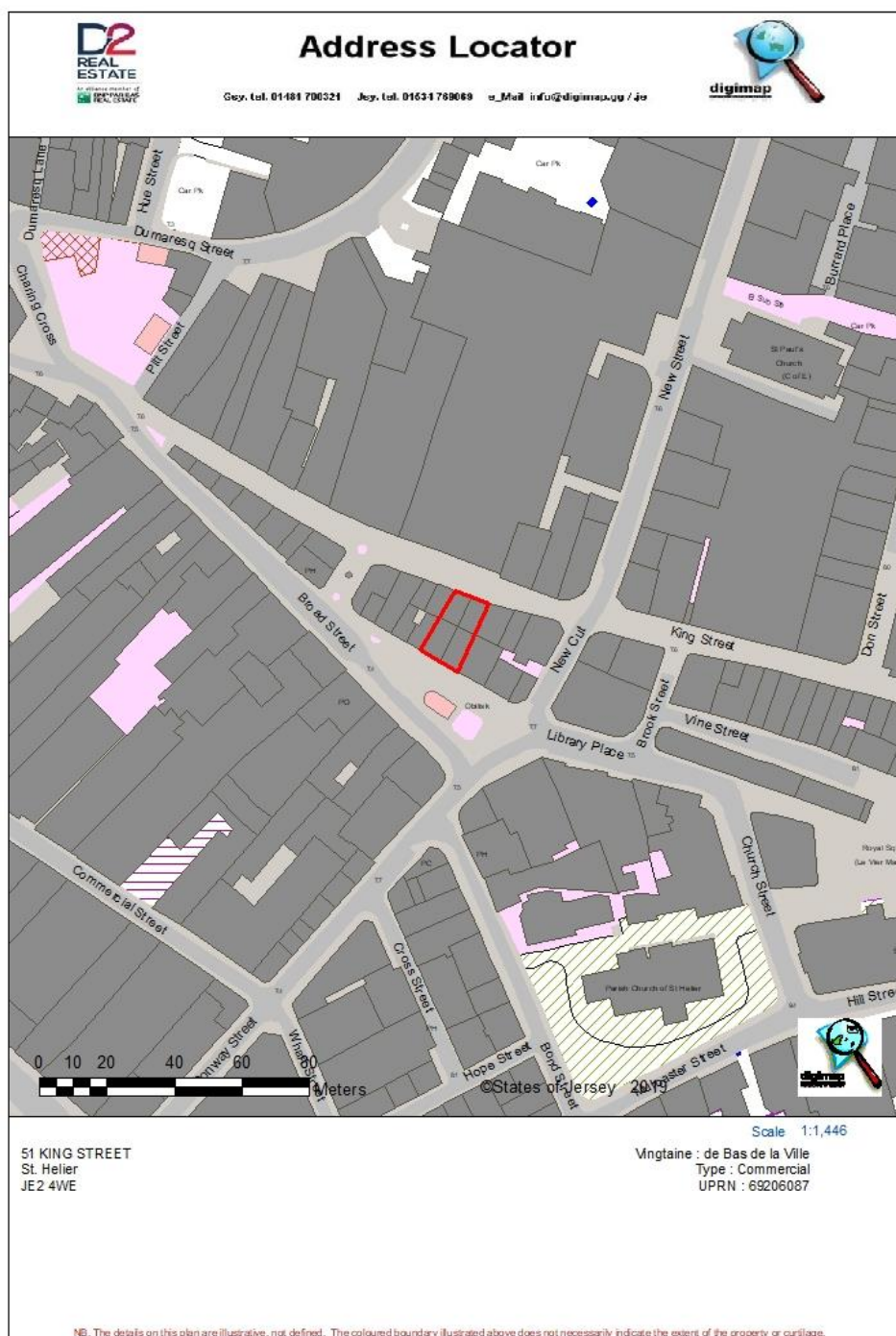
Conditions:

Signed .....

Dated .....



## LOCATION MAP



## VIEWING

Strictly by appointment  
with the Lessor's sole  
agent;

**D2 REAL ESTATE**  
Ground Floor, Dialogue  
House 2 – 6 Anley Street  
St. Helier Jersey, JE2  
3QE

**CONTACT**  
Nick Trower MRICS

**TELEPHONE**  
01534 629001

**EMAIL**  
nick.trower@d2re.co.uk