

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
W 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

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

1st to 3rd 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 12th 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 12th 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

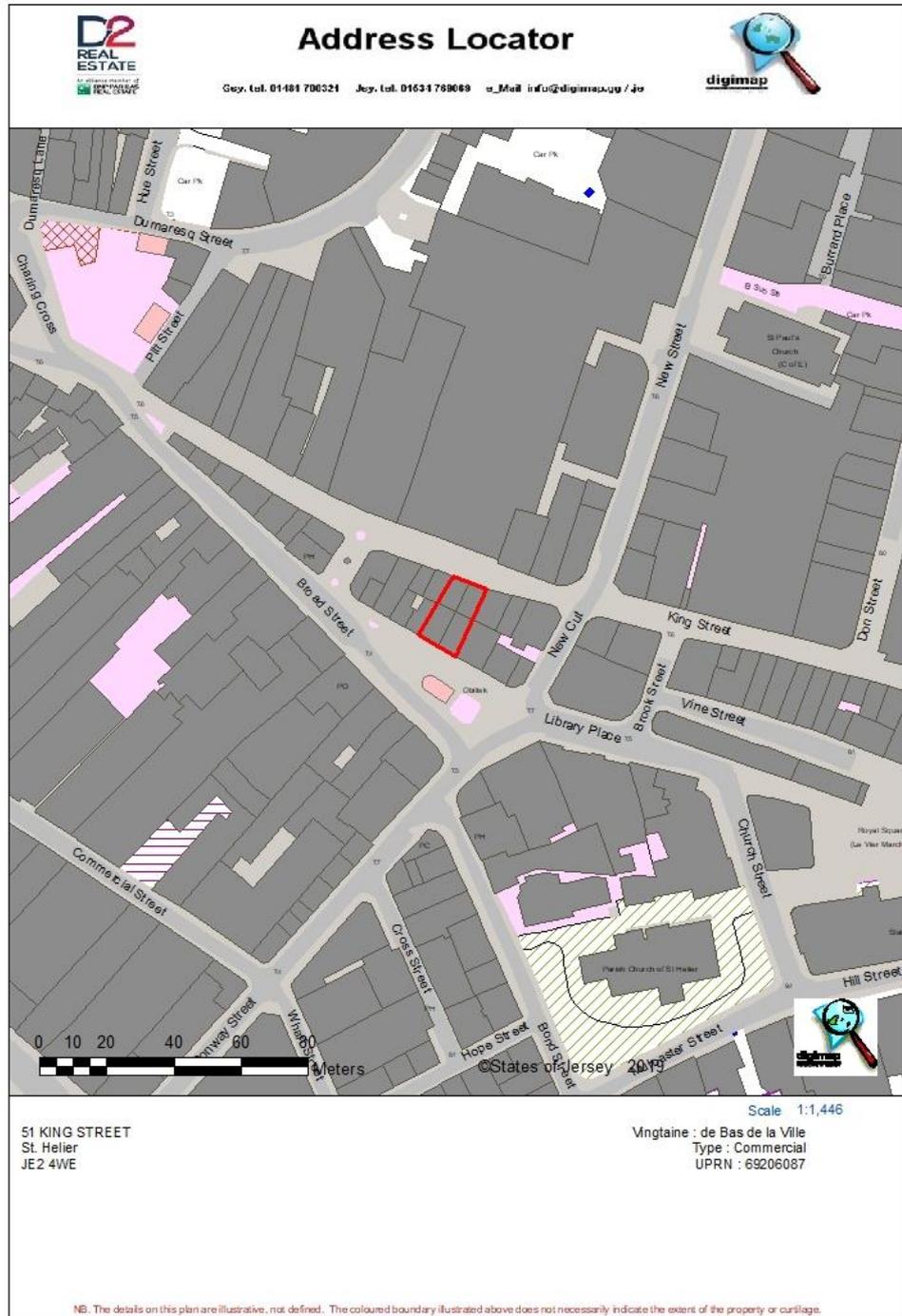
Strictly by appointment with the Lessor's sole agent;

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



D2 Real Estate Limited for themselves and for the vendor(s) or lessor(s) of this property whose agents they are, give notice that: 1. These particulars do not constitute, nor constitute any part of, an offer or contract. 2. None of the statements contained in these particulars as to the property are to be relied on as statements or representations of fact. 3. Any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 4. The vendor(s) or lessor(s) do not make or give and neither D2 Real Estate Limited nor any person in their employment has any authority to make or give, any representation or warranty whatever in relation to this property. Unless otherwise stated all prices and rents are quote exclusive of GST. These details are believed to be correct at the time of compilation but may be subject to subsequent amendment.