

10 Conway Street, St. Helier, Jersey



FOR SALE

RETAIL
INVESTMENT



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Office Address

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

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BNP PARIBAS
REAL ESTATE

Regulated by RICS

LOCATION

The property occupies a very prominent location in Conway Street close to the heart of St Helier. More specifically the property is roughly equidistant between Broad Street and the Esplanade.

Many of the Island's main clearing banks are located in the immediate environs and Conway Street has a high flow of pedestrians from the centre of town to the Waterfront.

Nearby occupiers include Bento Sushi, Mange Tout, Lloyds Bank, Nat West, Barclays, Jersey Post and Alliance.

DESCRIPTION

The Property is a 3-storey terraced building of traditional masonry construction providing accommodation over basement, ground and two upper floors with additional accommodation within the roof space.

The ground floor is split into 2 separate retail units, currently let to Gelaires Nail Spa Limited and The Chocolate Bar Limited. Each unit has access via a communal stairwell to their own dedicated basement.

There is a central stairwell which also provides access to the flat which is located on the 1st and second floors and attic space.

There is a 2/3 bed flat situated on the first and second floors and attic space.

ACCOMMODATION

The premises provide the following net internal floor areas:

Ground Floor Retail 1	-	195 ft2 (18.12 m2)
Basement	-	102 ft2 (9.48 m2)
Ground Floor Retail 2	-	178 ft2 (16.58 m2)
Basement	-	99 ft2 (9.22 m2).

First & Second Floor & Roof space – 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 £700,000, exclusive of GST if applicable. This reflects a net initial yield of 6.40% allowing purchasers' costs of 3.45%.

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.

FLOOR PLAN

Floor	Tenant	Use	Area(s) (sq.ft)	Lease Start	Lease Expiry	Next Review	Repair	Rent p.a.
Ground & Basement	Gelaires Nail Spa Limited	Retail & Storage	Bst - 102 sq.ft Gr - 195 sq.ft	01/02/2012	31/01/2021	N/A	IRI	£ 15,629.73
Ground & Basement	The Chocolate Bar Limited	Retail & Storage	Bst - 99 sq.ft Gr - 178 sq.ft	25/03/2016	24/03/2025	25/03/2022 in line with JRPI	IR	£ 16,800.00
1st & 2nd Floors	Mr & Mrs Mendonca	Residential		10/02/2014	28/02/2020	N/A	IR	£ 14,563.92
								£ 46,993.65

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
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Scale 1:1,335

Vingtaine : de Bas de la Ville
Type : Residential
UPRN : 69304231

FLAT
10 CONWAY STREET
ST. HELIER
JE2 3NT

NB. The details on this plan are illustrative, not defined. The coloured boundary illustrated above does not necessarily indicate the extent of the property or curtilage.

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