

24 The Parade, St. Helier, Jersey



DENTAL
SURGERY
/ HEALTH
PREMISES

NET
INTERNAL
AREA
1,675 SQ.FT.

INVESTMENT FOR SALE

- 9 Year FRI Lease
- Annual Rental of £36,000 per annum
- Freehold price of £550,000 (excluding GST if applicable).

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Office Address

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

LOCATION

The Property is located in a prominent, secondary location along the Parade within the Parish of St Helier. More specifically, the Property is situated in an end of terrace location close to the intersection of The Parade, Gloucester Street, Savile Street and Cannon Street. The Property is situated a short distance west of the heart of St Helier overlooking the Parade Gardens, an attractive public park.

DESCRIPTION

The Property comprises a mid-terraced, two storey building constructed in the mid-19th century with accommodation provided over ground, first and top floor respectively that has been used as a dental surgery since the mid 1970's/early 1980's.

The main building is of traditional block work construction with cement rendered and painted external elevations built under a pitched roof with slate covering. To the rear of the Property is a two-storey extension of similar construction built under a pitched roof with slate type covering providing additional space on the ground and first floor. There is also an additional single storey extension to the rear of the courtyard that is used as a workshop.

ACCOMMODATION

The property provides the following accommodation:

Ground Floor	71.13 sq.m	765 sq.ft
First Floor	56.85 sq.m	612 sq.ft
Second Floor	27.68 sq.m	298 sq.ft
Total	155.66 sq.m	1,675 sq.ft.

TENANCY

The premises will be let by way of a new 9 year lease to be granted on a full repairing and insuring basis at a rental of £36,000 per annum exclusive of all other outgoings. The rent will be subject to 3 yearly, upward only, open market rent reviews.

All rentals quoted are exclusive of all other outgoings and exclusive of GST if applicable.

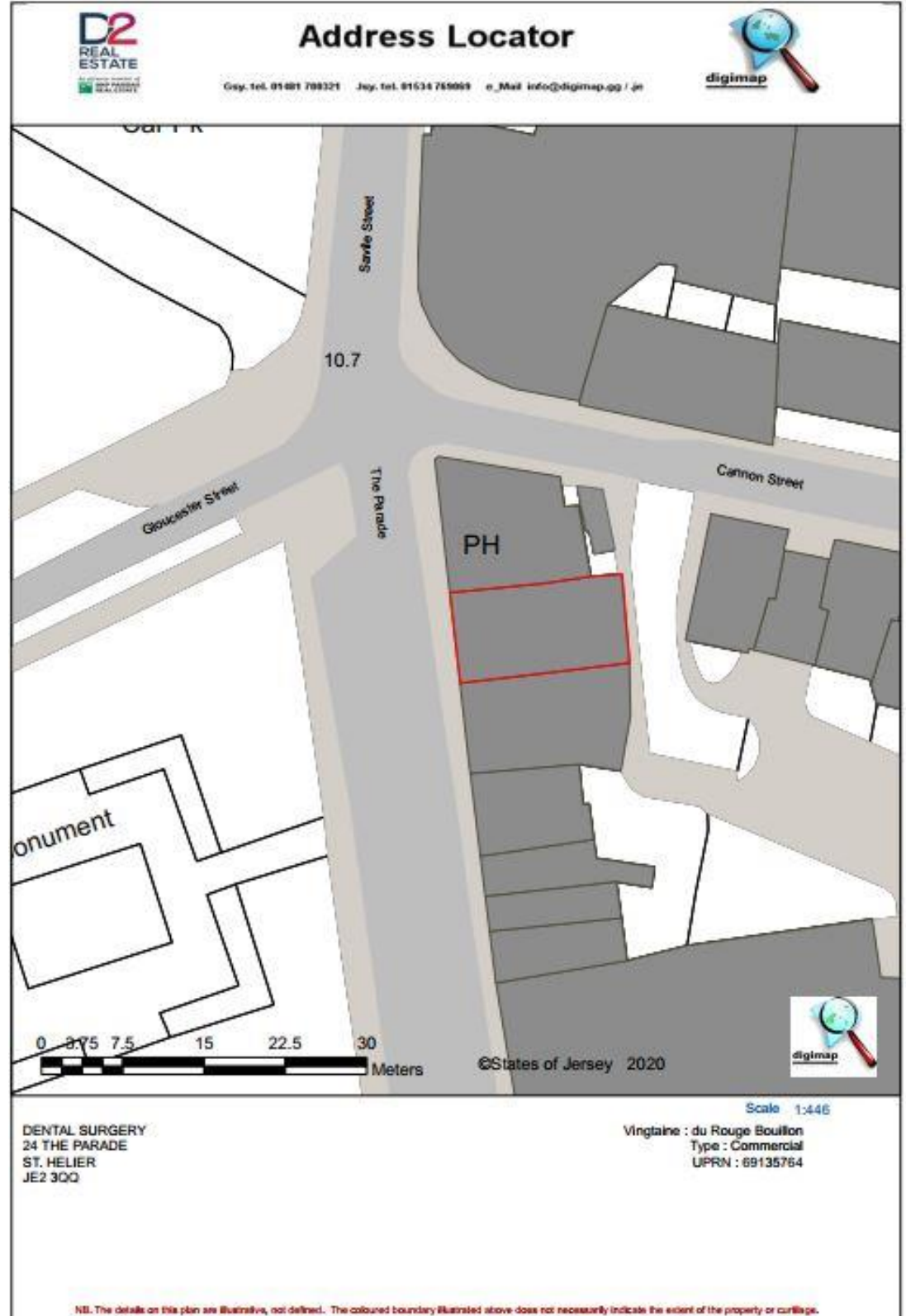
PROPOSAL

The freehold interest of the property with the benefit of the leasehold interest is available to purchase for a consideration of £550,000 (Five Hundred and Fifty Thousand Pounds) exclusive of GST.

LEGAL COSTS

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

LOCATION MAP



VIEWING

Strictly by appointment
with the Vendor's sole
agent;

D2 REAL ESTATE
Ground Floor, Dialogue
House 2 – 6 Anley Street
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3QE

CONTACT
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