

2 – 4 King Street St. Helier, Jersey

PRIME
RETAIL
FOR SALE



PRICE ON
APPLICATION

- UNIQUE OPPORTUNITY TO ACQUIRE PRIME RETAIL PREMISES AT THE HEART OF ST. HELIER
- PROMINENT CORNER LOCATION
- DEVELOPMENT POTENTIAL (SUBJECT TO USUAL CONSENTS)

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Office Address

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7-9 Conway Street, St Helier, Jersey JE2 3NT
Company number: 80923

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

Regulated by RICS

2 – 4 King Street, St. Helier, Jersey

LOCATION

This Property is centrally located in a prominent position within the traditional heart of St Helier with frontage on both King Street and Halkett Street. The position of the shop is 100% prime.

Nearby occupiers include New Look, Fat Face, Roulette, Swarovski and Hettich to name a few.

The Property is also located very close to the new Flannels unit which is currently being renovated.

DESCRIPTION

The Property would appear to be of traditional masonry construction with cement rendered external elevations to the upper floors and timber framed glazed elevations to the ground floor built under an assumed felt type flat roof.

The ground floor of the Property is currently used for retailing with a return frontage to the Halkett Street elevation. There is an internal stairwell providing access to the 1st floor retail area.

The 2nd floor is used for storage and other ancillary uses.

There is a separate entrance from the north eastern corner of the Property on the Halkett Street elevation which provides access to a goods lift and stairwell which serves the ground, 1st and 2nd floors.

The Property includes a small basement accessed via a set of stairs from the service entrance.

The premises are currently designated as Use Class A – Shop.

The façade of the Property is listed and the full listing is provided under the reference – HE0602.

ACCOMMODATION

The Property has been measured in accordance with the RICS code of measuring practice.

The Property provides the following net internal areas:

Basement:	108 sq.ft (10.04 sq.m)
Ground Floor Zone A:	971 sq.ft (90.21 sq.m)
Ground Floor Zone B:	819 sq.ft (76.09 sq.m)
Ground Floor Zone C:	42 sq.ft (3.90 sq.m)
First Floor Retail:	1,654 sq.ft (153.66 sq.m)
First Floor Anc:	58 sq.ft (5.39 sq.m)
Second Floor	1,824 sq.ft (169.45 sq.m).

TENURE

Freehold.

PROPOSAL

Price on Application.

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 30th April 2021.

Tenders to be submitted in a sealed envelope marked "Tender 2 – 4 King Street" using the tender form provided within these particulars or via e-mail.

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

2 – 4 King Street, St. Helier, Jersey

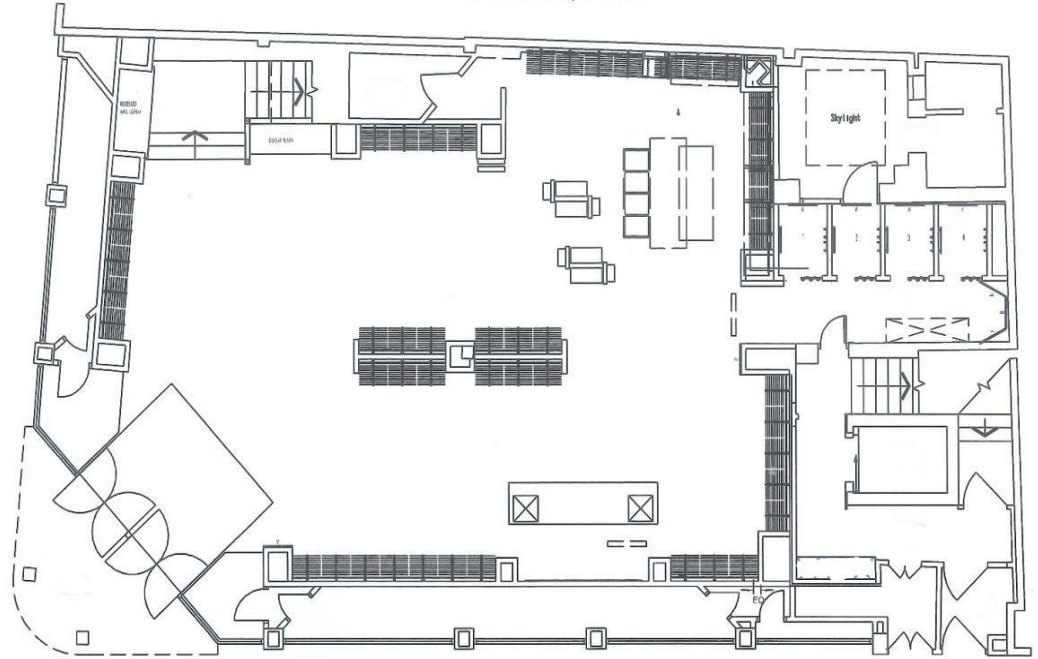
make their own enquiries in the regard.

LEGAL COSTS

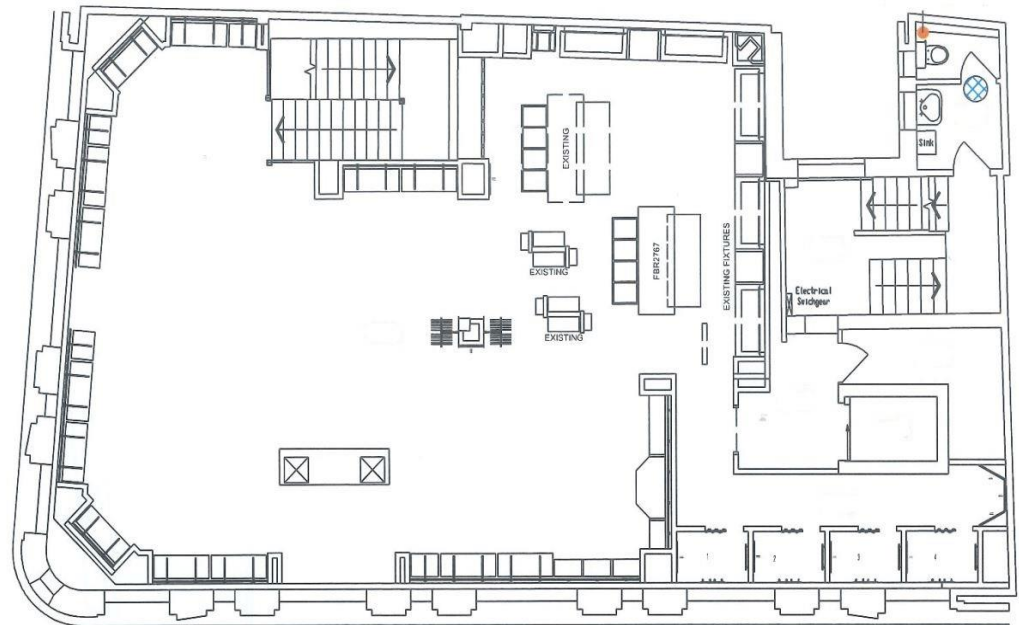
Each party to bear their own legal costs and any other cost incurred in the purchase of this Property.

FLOOR PLANS

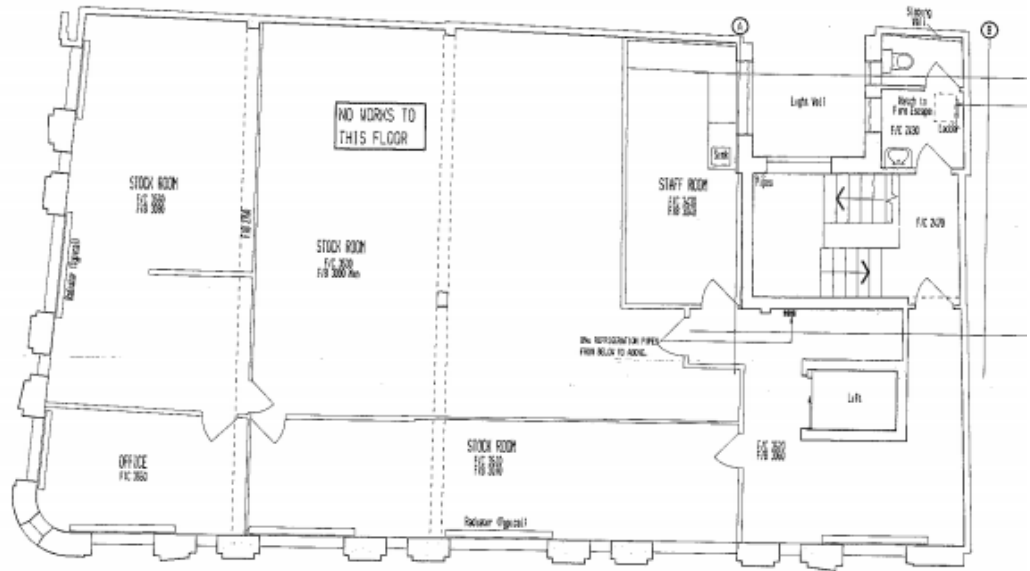
Ground Floor:



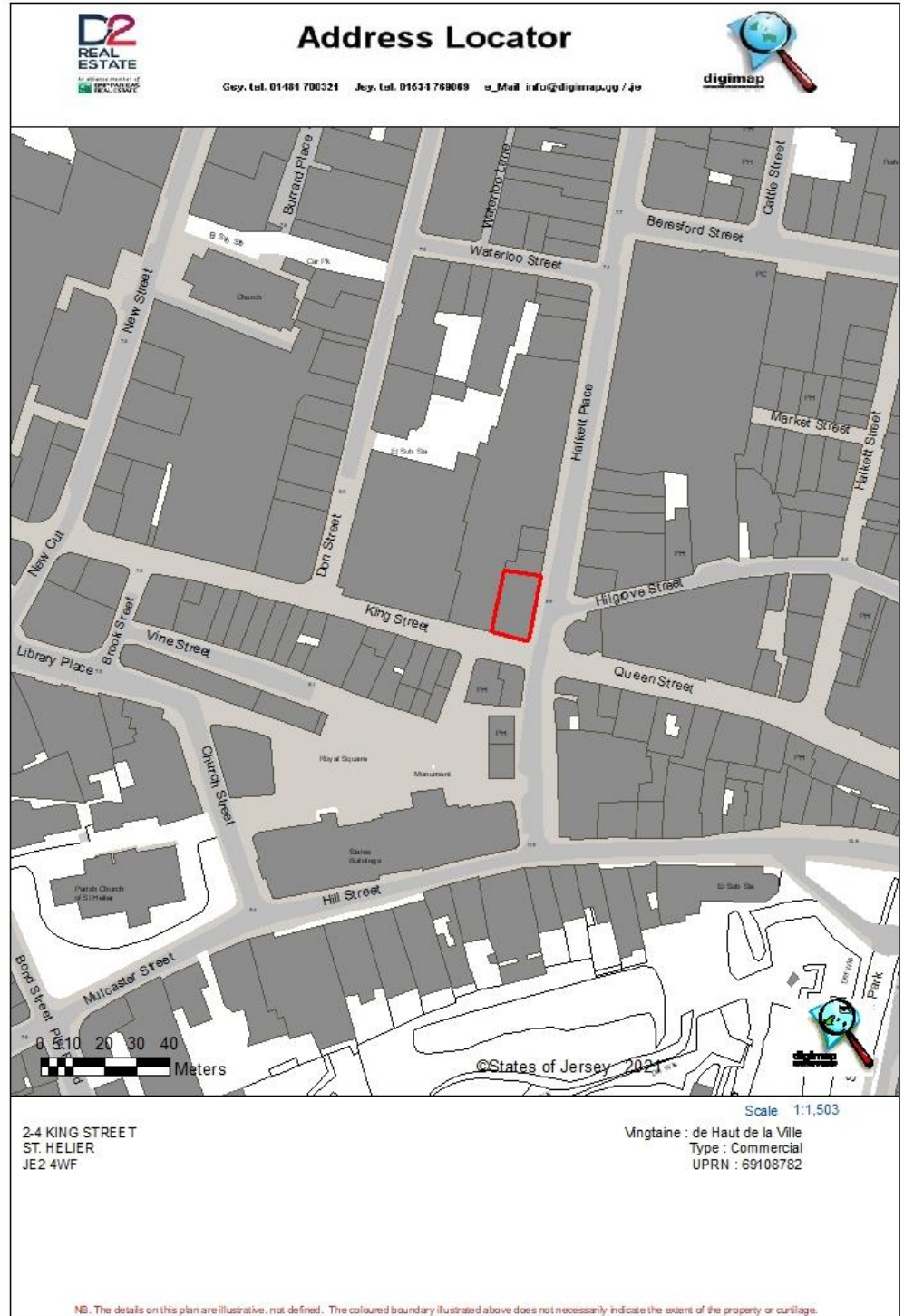
First Floor:



Second Floor:



LOCATION MAP



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.

2 – 4 King 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 30th April 2021.

It must be delivered in a sealed envelope clearly marked on the outside "Tender 2 – 4 King Street" to the offices of the vendor's sole agent, D2 Real Estate or via e-mail.

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

VIEWING

Strictly by appointment
with the Vendor's sole
agent;

D2 REAL ESTATE
Fourth Floor, Conway
House 7 – 9 Conway
Street, St. Helier Jersey,
JE2 3NT

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