

40 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

40 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 New Street. The position of the shop is 100% prime being situated to the centre of King Street.

Nearby occupiers include Next, JD Sports, Mountain Warehouse, Voisins, De Gruchy, Schuh and Marks and Spencer to name a few.

DESCRIPTION

The Property would appear to be of traditional masonry construction with cement rendered and painted external elevations built under an assumed felt type flat roof. The ground floor is predominantly glazed to both elevations.

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

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

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

ACCOMMODATION

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

The Property provides the following net internal areas:

Ground Floor Zone A:	723 sq.ft (67.17 sq.m)
Ground Floor Zone B:	652sq.ft (60.57 sq.m)
Ground Floor Zone C:	233 sq.ft (21.65 sq.m)
First Floor Retail:	1,624 sq.ft (150.87 sq.m)
Second Floor:	1,512 sq.ft (140.47 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 40 King Street" using the tender form provided within these particulars or via e-mail.

VAT

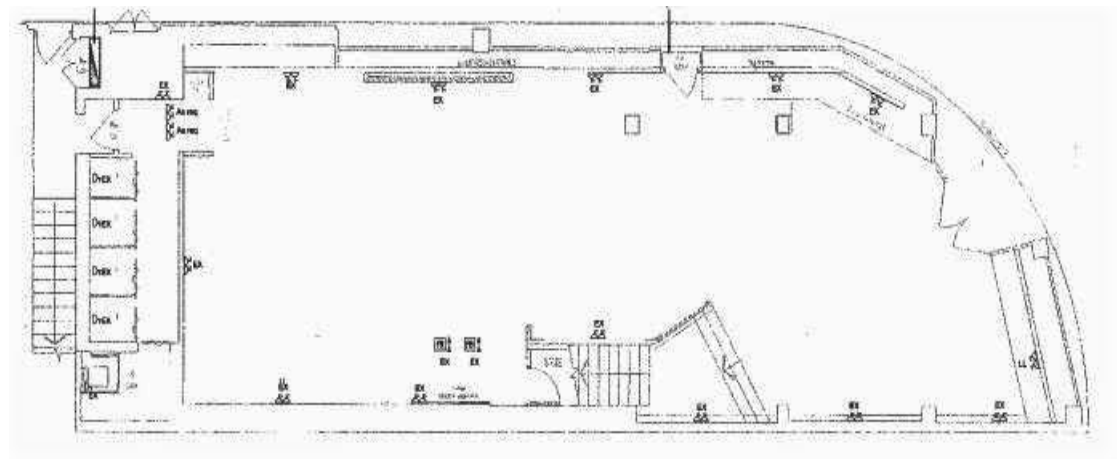
VAT is not levied in Jersey, however, a Goods & Services Tax (GST) may be applicable. All figures quoted in this brochure are exclusive of GST and we would recommend that any prospective purchasers make their own enquiries in the regard.

LEGAL COSTS

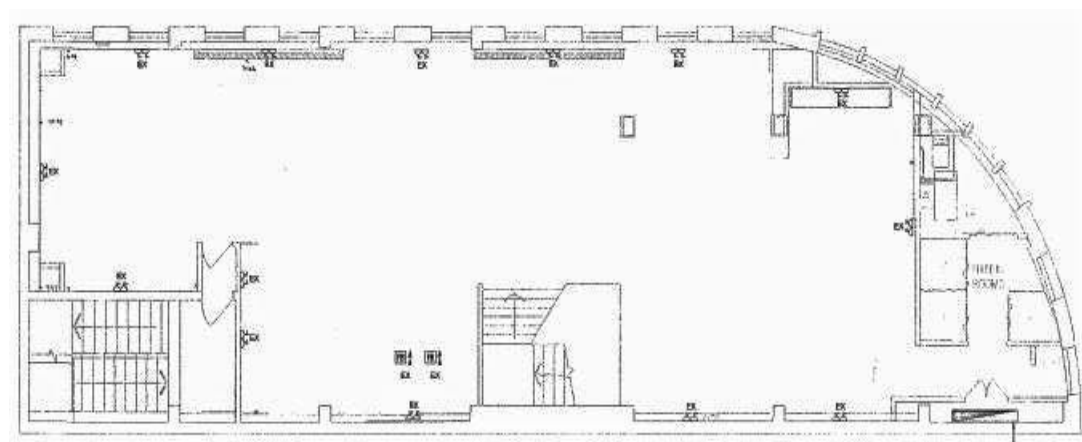
Each party to bear their own legal costs and any other cost incurred in the purchase of this Property.

FLOOR PLANS

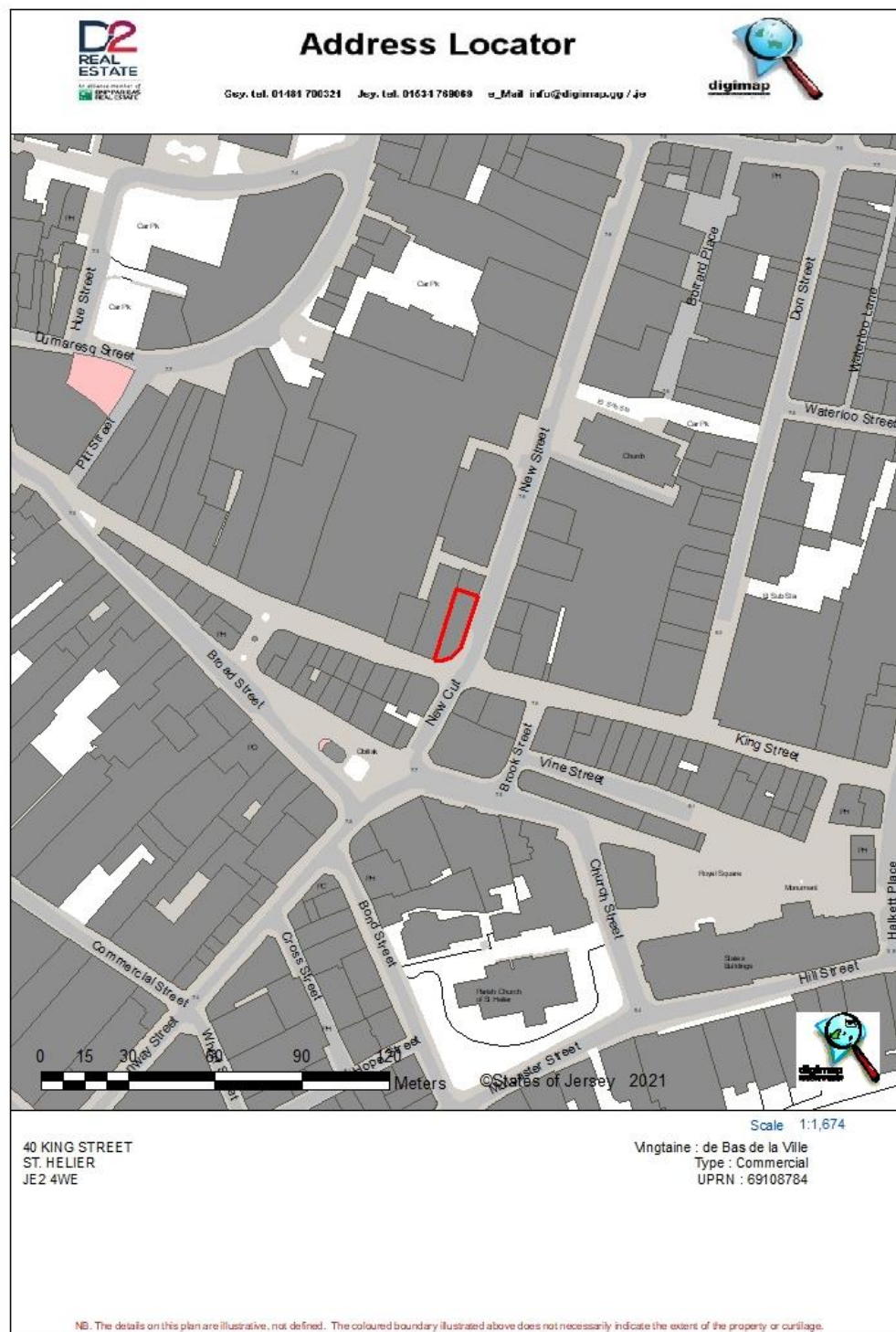
Ground Floor:



First Floor:



LOCATION MAP



40 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 40 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

CONTACT
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