

8 DAVID PLACE, ST. HELIER, JERSEY

OFFICES FOR SALE

- OPPORTUNITY TO ACQUIRE OFFICE PREMISES NEAR THE HEART OF ST. HELIER
 - REDEVELOPMENT OPPORTUNITY (SUBJECT TO PLANNING CONSENT)



DESCRIPTION

The Property appears to be of concrete frame construction and incorporates a basement, ground and three upper floors. This opportunity only relates to the ground and first floors.

Currently, the ground and first floor are arranged as office accommodation, with ancillary accommodation to the basement.

Car parking for 1/2 cars is located to the rear of the Property and is accessed via Winchester Street within a larger garage.



LOCATION

This Property is centrally located in a prominent corner position within St Helier with frontage on both Vauxhall Street and David Place. The property is within close proximity to Millennium Park and the new Merchant's Square development which includes a new Premier Inn.

The surrounding area is mixed use with a number of offices, shops, health practices, park, Premiere Inn and the new Randall's restaurant.

ACCOMODATION

The Property has been measured in accordance with the RICS code of measuring practice. The property provides the following net internal areas:

Basement:	638 sq.ft (59.27 sq.m)
Ground Floor:	1,658 sq.ft (154.02 sq.m)
First Floor:	3,608 sq.ft (335.18 sq.m)

LEASE INFORMATION

The ground and basement are let to PLM Accountancy by way of a nine year licence which commenced on the 1 May 2013 and expires on 30 April 2022 at a rental of £34,000 per annum.

The first floor is occupied by ATAM Holdings Limited by way of a 6 year licence commencing on the 19th May 2016 and expires on the 19th May 2022 at a rental of £44,000 per annum.

TENURE

Flying 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 12pm on Friday 19th November 2021.

Tenders to be submitted in a sealed envelope marked "Tender 8 David Place" using the tender form provided within these particulars or via e-mail.

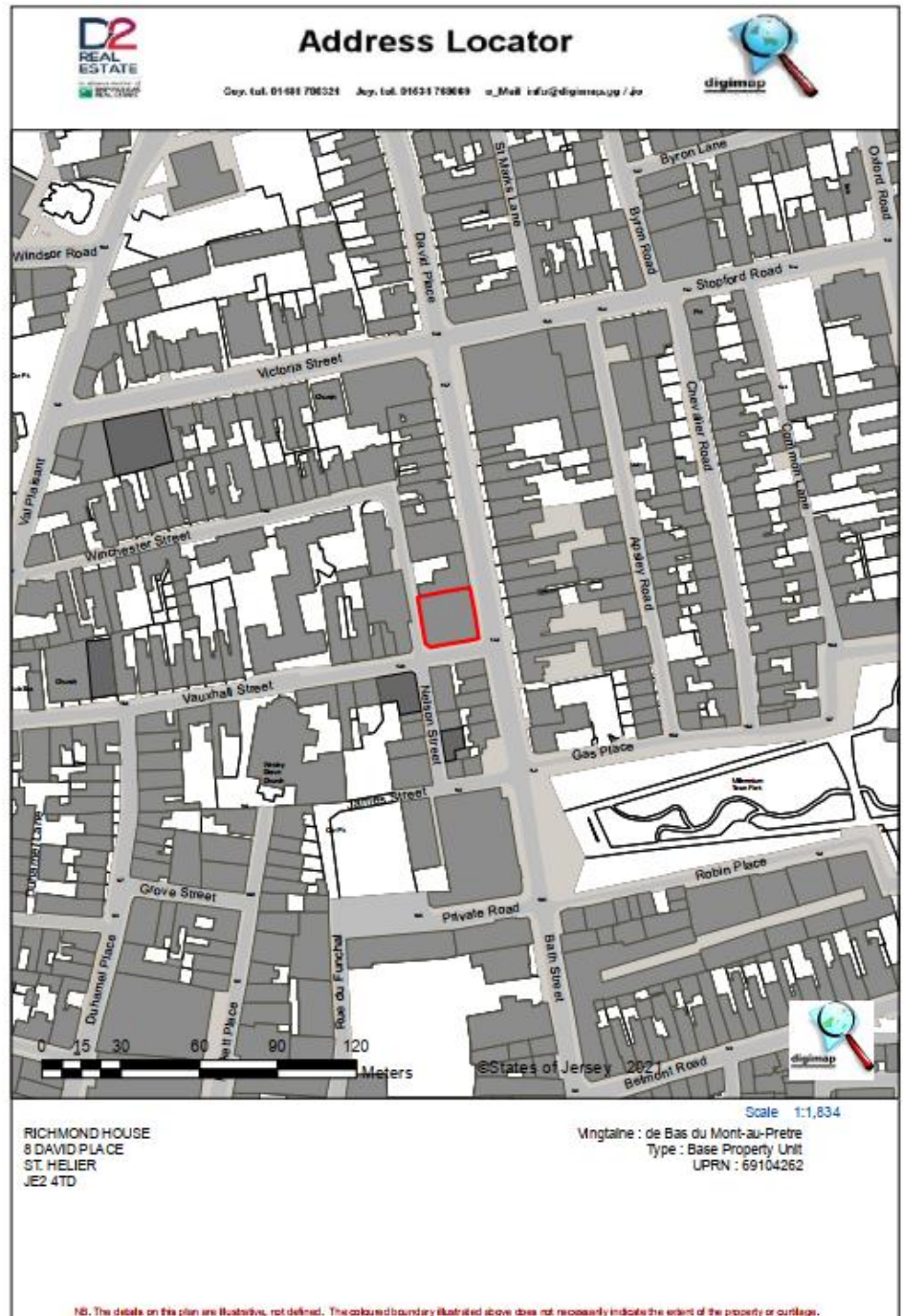
VAT

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.

LOCATION MAP



8 David Place, St. Helier, Jersey INFORMAL TENDER

(Subject to Contract and Vendor Approval)

This form, together with any supporting information, must be submitted no later than 12pm on Friday 19th November 2021.

It must be delivered in a sealed envelope clearly marked on the outside "Tender 8 David Place" 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

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