

Beachside Business Centre, Rue du Hocq, St Clement, Jersey

OFFICES FOR SALE

- REDEVELOPMENT OPPORTUNITY (SUBJECT TO PLANNING CONSENT)



LOCATION

This Property is situated to the southern end of La Rue du Hocq within a stones throw of the beach. The property is within close proximity to St Clements Parish Hall, Le Hocq Inn and Le Hocq Tower as well as Le Hocq car park.

The surrounding area is predominantly residential with a number of agricultural fields however only a short distance from the Le Hocq Public House and beach beyond this.

DESCRIPTION

The Property is constructed over ground and two upper floors comprising solid floors, perimeter trunking, suspended ceilings and a mix of LED & fluorescent lighting. WC's facilities are located on the second floor and there is a kitchen on the 1st floor landing. There is no lift access.

Currently, all floors are arranged as office accommodation with 2 cellular meeting rooms on the 1st floor. There are some character features, including exposed granite walls and wooden beams) within parts of the property.

The property includes on site car parking for 4 cars as well as bike storage located to the rear of the property.

The property is currently occupied by the Vendor but vacant possession will be granted from the sale date.

Plans for the property can be provided on request.



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:	759 sq.ft (70.51 sq.m)
First Floor:	1,311 sq.ft (121.79 sq.m)
Second Floor:	667 sq.ft (61.97 sq.m)
Areas under 5ft:	165 sq.ft (15.33 sq.m)
Total:	2,737 sq.ft (254.27 sq.m) (excluding areas under 5ft).

The Vendor has had the Property measured back to the shell and the total area available is 3,243 sq.ft (301.28 sq.m).

PLANNING

Planning Application (Ref: P/2021/1668) has been submitted by the current owner to convert the existing office space into 1 No. 2 bed dwelling and 1 No. 4 bed dwelling along with associated car parking.

Plans for the proposed scheme can be provided upon request.

TENURE

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 25th February 2022.

Tenders to be submitted in a sealed envelope marked "Tender Beachside Business Centre" 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



**Beachside Business Centre, Rue du Hocq, St Clement
Jersey
INFORMAL TENDER**

(Subject to Contract and Vendor Approval)

This form, together with any supporting information, must be submitted no later than 12pm on 25th February 2022.

It must be delivered in a sealed envelope clearly marked on the outside "Tender Beachside Business Centre" 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

NICK TROWER MRICS

nick.trower@d2re.co.uk

+44 1534 716233

+44 7797 724043



D2 REAL ESTATE

4th Floor, Conway House, 7-9
Conway Street, St. Helier, Jersey JE2
3NT



+44 (0) 1534 629001



enquiries@d2re.co.uk