6-7 BOND STREET

Bond Street, St Helier

Rare freehold acquisition opportunity within the heart of St Helier







THE OPPORTUNITY

- Rare ability to acquire an owner occupier opportunity with long term income security in a sought-after location in the heart of St Helier.
- Good quality offices situated a short walking distance from Jersey's prime business district and St Helier's primary retail throughfare of King Street & Queen Street.
- The offices are arranged over 4 floors with a sub-divided secure basement. The office floor plates ranging from 1,324 sq ft 1,917 sq ft (NIA). There are 2 car parking spaces at the rear of the property currently let on rolling 12-month licence agreements producing an additional annual rental income of £3,677.04.
- Tenants in the building include Bridport & Co, Dolan Hotels and Bond Street Health with passing rents starting from £24.00 per sq ft.
- The First Floor and Second Floor (Part) are currently available to lease and would suit small
 individual or large contiguous floor office accommodation requirements. There is also
 some vacant basement accommodation.

A full tenancy schedule can be provided upon request.

ACCOMMODATION

Floor	Area (SqFt) (NIA)	Tenant	Passing Rent (Per Annum)
Basement	1,557	Various	
Ground	1,913	Bridport & Co (Jersey) Ltd	£54,812.16 (basement area included)
First	1,917	Vacant	
Second (Part)	954	Vacant	
Second (Part)	922	Bond Street Health	£22,128.00
Third	1,324	Dolan Hotels Limited	£36,592.81 (basement area included)
	8,587		£113,532.97

SPECIFICATION HIGHLIGHTS



Perimeter trunking throughout



Suspended ceilings with LED lighting



A/C system throughout



4-person capacity passenger lift

INVESTMENT / ASSET MANAGEMENT HIGHLIGHTS



Renown Channel Islands tenants



New re-geared leases achieving a WAULT of 5.01 years to break



Owner occupy opportunities



Ability to upgrade communal tenant amenities (subject to planning)

LOCATION

The property is located to the centre of St. Helier a short distance from Weighbridge Place, the prime retail thoroughfare of King Street & Queen Street and the Esplanade, Jersey's prime business district.

The property is situated on the south-western side of Bond Street, a short distance south of Bond Street's junction with Conway Street and opposite St Helier Town Church.

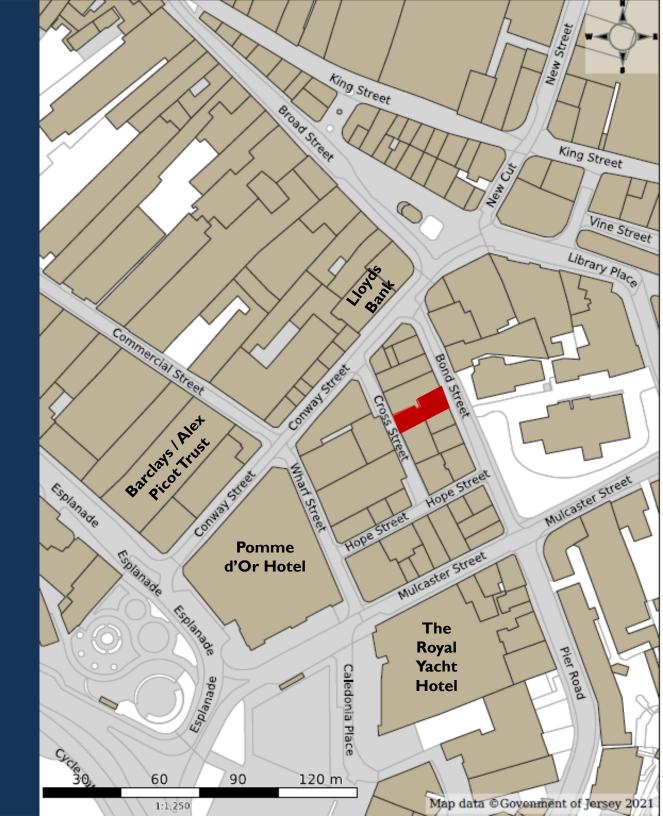
Occupiers within the building include Bridport & Co, Dolan Hotels Limited and Bond Street Health.

Other within the vicinity include Lloyds Bank, Bois & Bois Lawyers, NatWest, Bailiwick Express and Concentric Financial Services.









CONTACT



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AVAILABILITY

The property is available by way of sale of the freehold interest of the property.

Alternatively, the landlord will consider letting the vacant areas within the property. Full details are available upon application.

LEGAL COSTS

Each party to bear their own legal costs and any other associated cost incurred in the transaction of this property.

FURTHER INFORMATION

Further information on the property including a full tenancy schedule and floors plans is available upon request.