

# 6-7 BOND STREET

*Bond Street, St Helier*

*Rare freehold  
acquisition opportunity  
within the heart of  
St Helier*



[www.d2re.co.uk](http://www.d2re.co.uk)



# Seven Bond Street.



## 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	<i>Vacant</i>	-
Second (Part)	954	<i>Vacant</i>	-
Second (Part)	922	Bond Street Health	£22,128.00
Third	1,324	Dolan Hotels Limited	£36,592.81 (basement area included)
	<b>8,587</b>		<b>£113,532.97</b>

---

## 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-gear 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.

 Weighbridge Place  3 minutes

 King Street  2 minutes

 Liberation Bus Station  4 minutes



---

# CONTACT



Evan Whitson MRICS

Senior Surveyor

evan.whitson@d2re.co.uk

07797 724 043

Alternatively contact joint agent:



Nick Trower

Broadlands Commercial

nick@broadlandsjersey.com

07797 751558

---

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.

---

## 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.