

COMMERCIAL PROPERTY INVESTMENT OPPORTUNITY



Sarre & Company
CHARTERED SURVEYORS

INVESTMENT OPPORTUNITY PROMINENT CAFÉ OR RETAIL UNIT WITH LODGING HOUSE ABOVE 20/22 HALKETT STREET & 2 MARKET STREET



FOR SALE

16 Gloucester Street, St.Helier, Jersey, Channel Islands, JE2 3QR

Tel: 01534 888848 Fax: 01534 888849

Email: property@sarreandcompany.co.uk www.sarreandcompany.co.uk



20/22 HALKETT STREET & 2 MARKET STREET

LOCATION

The property is located in a prominent area of St Helier, occupying a prominent corner position, fronting the pedestrianised retailing streets of both Halkett Street and Market Street.

Nearby occupiers include McDonald's, Alliance Tesco, HSBC, Hugos Bar & Restaurant and both central markets are close by.

We attach a location plan for reference purposes.

DESCRIPTION

The property provides for efficient retail/café premises on the ground floor, benefitting from a prominent double frontage onto both Halkett Street and Market Street.

The ground floor unit has 2 entrances and thus could be split into 2 separate units. There is both male and female WC facilities.

The first and second floors, which are accessed directly off Halkett Street, consist of a registered lodging house.

The property is in good condition throughout with the landlord having recently redecorated and re-carpeted the internal communal areas of the lodging house. The upper floors benefit from new double glazing throughout and the property has been recently redecorated externally.

ACCOMMODATION

The approximate net internal area of the ground floor commercial unit equates to the following:

Ground Floor	1,025 sq.ft.
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20/22 HALKETT STREET & 2 MARKET STREET

First and Second Floors

- Unit 1 - Self-contained 1 bedroom apartment.
- Unit 2 - 1 bedroom apartment (WC not integral).
- Unit 3 - Self-contained 1 bedroom apartment.
- Second Floor 6 x bedsit units with 2 communal WC facilities and 2 communal shower facilities

We attach a floor plans showing the extent of the premises as currently laid out.

LODGING HOUSE REGISTRATION

We attach a copy of the lodging house certificate for reference purposes.

TENURE

Freehold with vacant possession.

PRICE

The property is for sale at an asking price of £1.5m.

LEGAL COSTS

Each Party to bear their own legal costs.

20/22 HALKETT STREET & 2 MARKET STREET

VIEWING

By contacting the vendor's sole agent:

Alistair M Sarre BSc MRICS or Julian Roffe FRICS MCI. Arb

**Sarre & Company
16 Gloucester Street
St Helier
Jersey
JE2 3QR**

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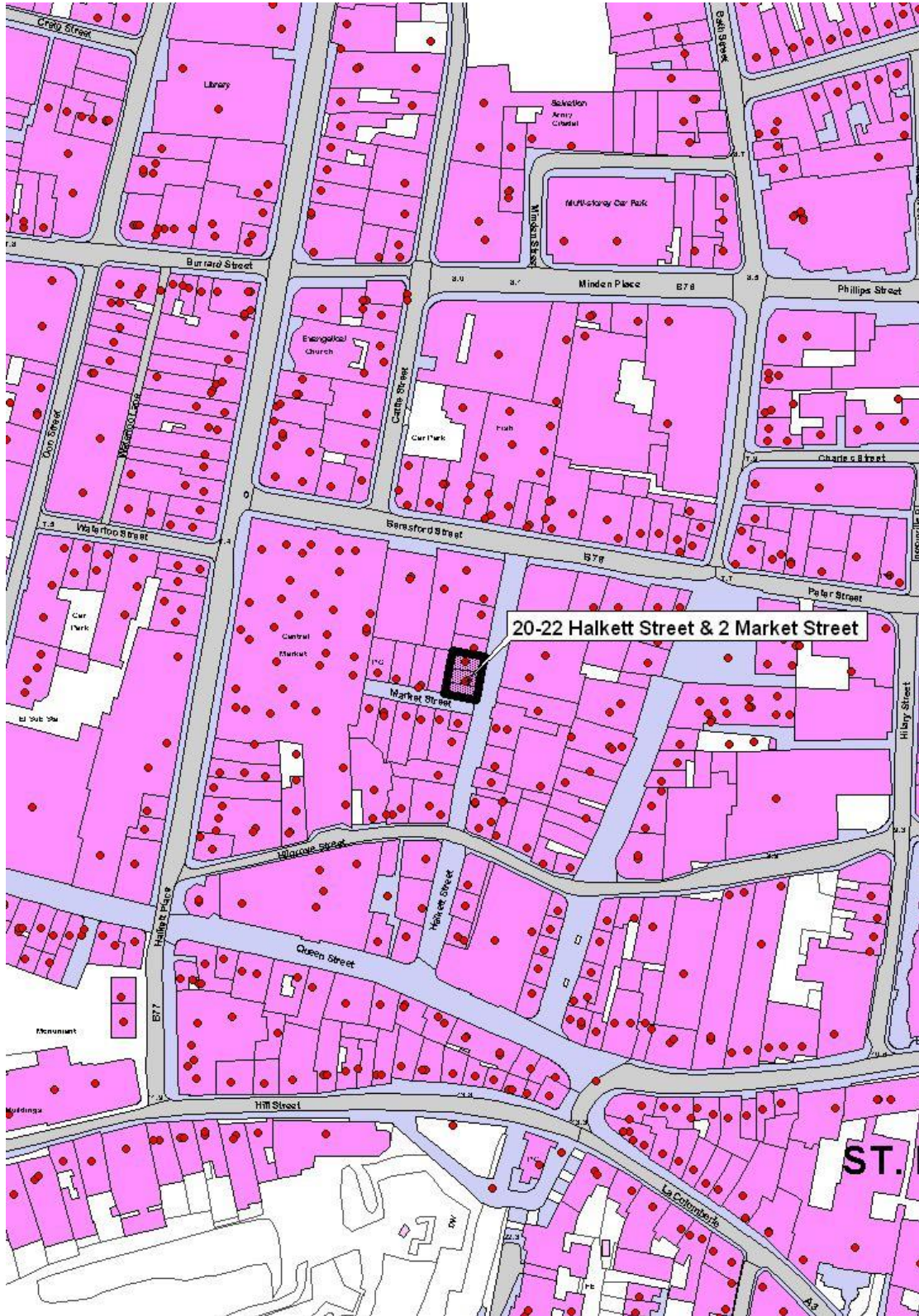
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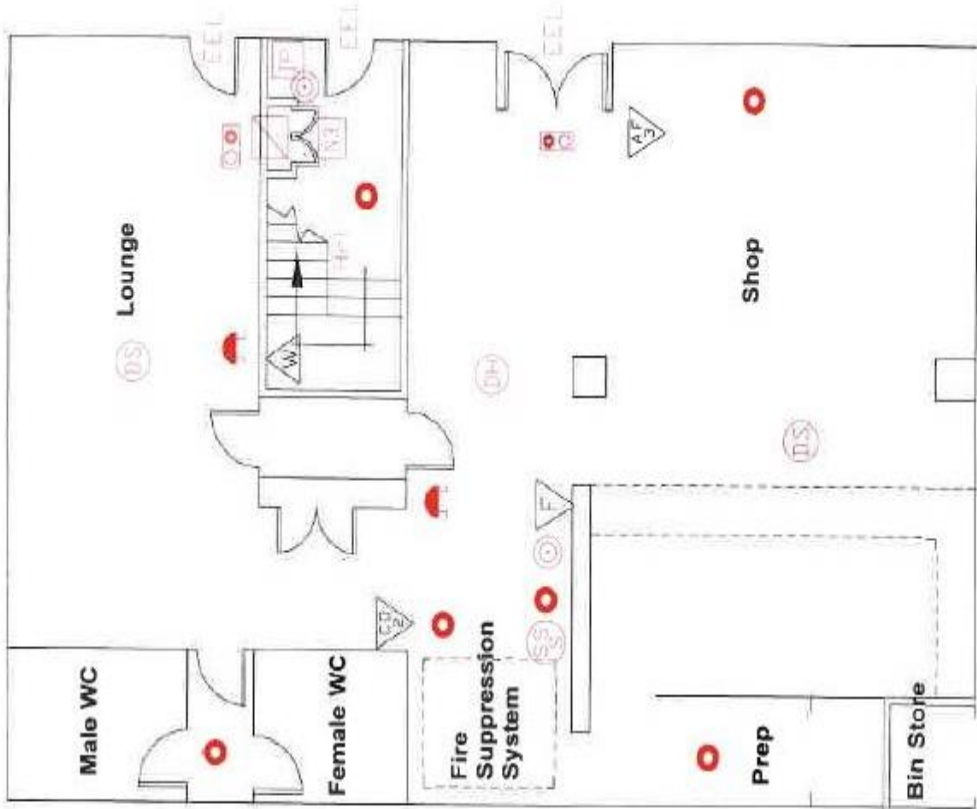
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WHILST WE BELIEVE THESE PARTICULARS TO BE CORRECT NO RESPONSIBILITY CAN BE ACCEPTED FOR ANY INACCURACY

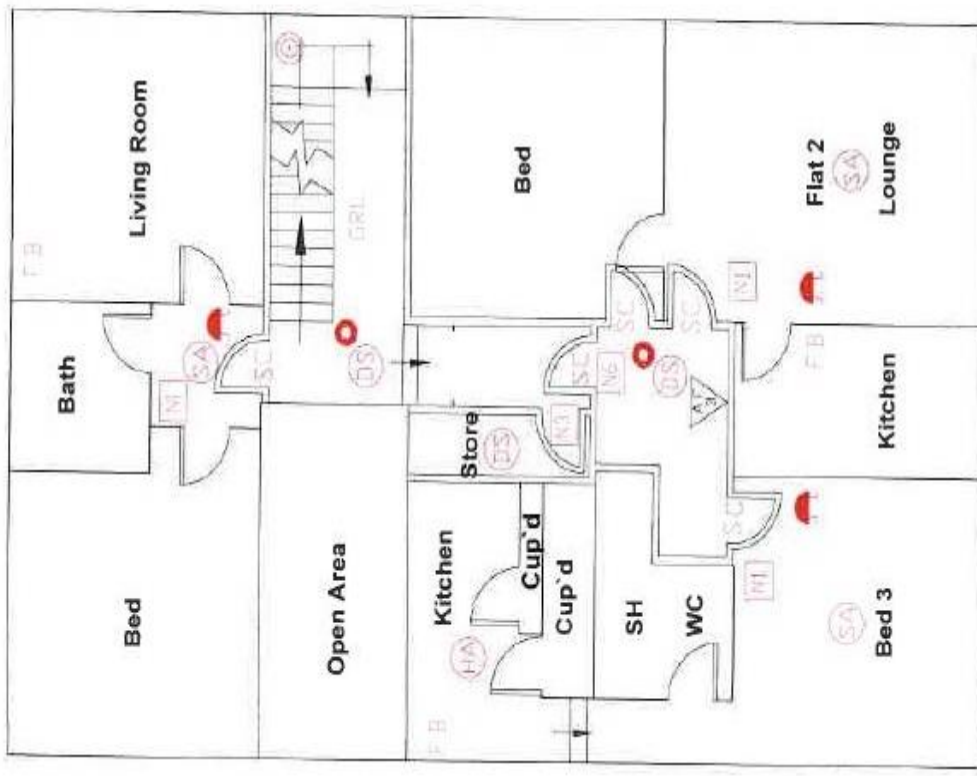
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GROUND FLOOR



FIRST FLOOR

Registration Certificate

This is to certify that the premises known and described as:-

22A HALKETT STREET, ST HELIER

are registered as follows in pursuance of the Lodging Houses (Registration) (Jersey) Law, 1962, as amended, and that the registered keeper/s is/are:-

COULTRY LIMITED

The registration is subject to the following conditions:-

1. That the number of persons for whom accommodation is provided shall not exceed 14 adults plus 2 children under the age of eighteen.
2. That sleeping accommodation shall not be provided otherwise than in accordance with the provisions of the under-noted chart.
3. That the number of persons lodged in any flat shall not exceed that number stated in the chart.
4. That notice of transfer in ownership or management of the business conducted on the premises be notified to the Minister immediately.
5. That no structural alterations shall be made to the premises until plans have been approved by the Minister.
6. That accommodation for reward shall not be provided for tourists.
7. That accommodation shall not be so let that any bed is used alternately by different persons.
8. That a name shall not be allocated to any premises or any name altered without the approval of the Minister.
9. That the premises are under resident management approved by the Minister.

BREAKDOWN OF REGISTERED FLATS

Numbers of Flats registered for one person	4, 5, 6, 9
Numbers of Flats registered for two persons	3, 7, 8
Numbers of Flats registered for two adults plus one child under the age of eighteen years	1, 2

Issued on 21 December 2020

On behalf of the Minister for Children
and Housing

LODGING HOUSE
REGISTRATION
EXPIRES

28 FEB 2022



Team Manager

KEEPERS ARE REQUESTED TO READ THIS CERTIFICATE CAREFULLY AND
TO DISPLAY IT IN A PROMINENT POSITION IN THE LODGING HOUSE