



**27 Belmont Villa Apts, Simon Place, St. Helier, Jersey**  
**£995,000**

**BROADLANDS**  
COMMERCIAL

Regulated by  
 **RICS**

## 27 Belmont Villa Apartments, Simon Place

St. Helier, Jersey

- Great location only 5 minutes walk from the town centre
- 1 x Two bedroom apartment and 8 x bedsits
- Potential conversion opportunity - subject to the usual consents
- 2 car parking spaces
- Please contact Nick on 07797 751558 or [nick@broadlandsjersey.com](mailto:nick@broadlandsjersey.com)





## 27 Belmont Villa Apartments, Simon Place

St. Helier, Jersey

The property appears to be of traditional masonry construction under a pitched slate roof. There is a 2 storey extension to the rear with a flat roof. Externally there is a courtyard garden to the rear and parking for two car spaces. The property lends itself well to conversion to flats (subject to the usual consents being sought).



### Income

The property is currently achieving £82,290 per annum (gross) but is expected to achieve £91,390 per annum (gross) once Unit 1 is let. The rents range from £175 per week to £275 per week.

### Location

Belmont Villa is located north east of St Helier town centre, only a couple of mins walk to the Millennium Town Park. It is also a short walk from the town centre and also the Grande Marche Supermarket which is a short distance to the north. The ring road is approximately 30 metres to the east which provides good road access.

### Accommodation

Ground Floor: Bedsit 1 with kitchen and bathroom Bedsit 2 with kitchen and shower room Two Bedroom Apartment comprising - Kitchen, Living Room, 2 Bedrooms and a Bathroom First Floor: Bedsit 3 with kitchen and shower room Bedsit 4 with kitchen and shower room Bedsit 5 with kitchen and shower room Second Floor: Bedsit 6 with kitchen and shower room Bedsit 7 with kitchen and shower room (located across the stairwell) Third Floor: Bedsit 8 - with kitchen and shower room Gross Internal Area - approx. 3,178 sqft (295m<sup>2</sup>) excluding areas reduced headroom below 1.5m - 66 sqft (6m<sup>2</sup>)

### Legal Costs

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

### Asking Price

The opportunity exists to acquire the freehold of this property for a consideration of £995,000 exclusive of GST as applicable.

### Floor Plan

### Viewing

Strictly by appointment with the Lessor's sole agent. Nick Trower MRICS Director - Commercial T. +44 (0)1534 880770 M. +44 (0)7797751558 [nick@broadlandsjersey.com](mailto:nick@broadlandsjersey.com)  
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