



Bon Accord, 23 Midvale Road, St Helier

£1,350,000

BROADLANDS
COMMERCIAL



Bon Accord, 23 Midvale Road

St Helier, Jersey

- 17 Studio accommodation units
- Parking for 2 to 3 cars
- Excellent income
- Inside 'ring road', walk to town easily
- Please contact Nick Trower on 07797 751558 or nick@broadlandsjersey.com





Bon Accord, 23 Midvale Road

St Helier, Jersey

Midvale Road is one way. Bon Accord is 100m down on the RHS.

Ideally located on the edge of town you will find this well run and well presented lodging house. Comprising 17 studio units, all non qualified, with two units having parking spaces. The tenants are settled and provide a very good annual income. Current fire certificate and registration held. Ideal for staff accommodation or to continue to rent out individually. Situated in a popular area, walking distance to town.

There is a pending planning application, **Planning application: P/2023/0513**, to construct extension to existing residential unit to North-West elevation. Convert 16 residential units into 7 residential units and make various internal and external alterations.

Income

Total income per week £2,990 Total income per month £13,000 Annually £155,000

Unit 1

Registered for 2 adults. £165 pw

Unit 2

Registered for 2 adults. £180 pw.

Unit 3

Registered for 2 adults. £160 pw

Unit 4

Registered for 2 adults. £160 pw



Unit 5

Registered for 2 adults. £165 pw

Unit 6

Registered for 2 adults. £165 pw

Unit 7

Registered for 2 adults. £165pw

Unit 8

Registered for 2 adults. £175 pw

Unit 9

Registered for 1 adult. £165 per week

Unit 10

Registered for 2 adults, 1 child, en-suite and parking. * This room is currently unoccupied as it is being renovated, to be completed for tenant to move in October 1st at £250 per week.

Unit 11

Registered for 1 adult. £160 pw

Unit 12

Registered for 2 adults. £150 pw

Unit 13

Registered for 2 adults. £165 pw

Unit 14

Registered for 2 adults. £165 pw

Unit 15

Registered for 2 adults. £165 pw

Unit 16

Registered for 2 adults with en-suite. £170 pw

Chalet Unit 17

Registered for 2 adults, 1 child, with en-suite, parking and a garden. £250 pw

Viewing

Strictly by appointment with the Lessor's sole agent. Nick Trower
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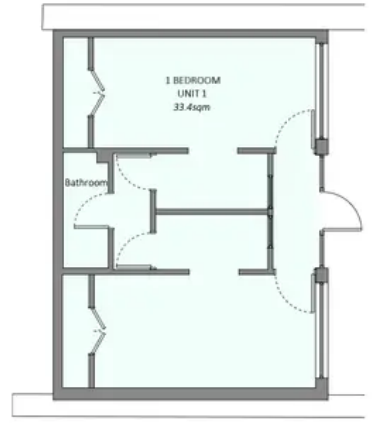


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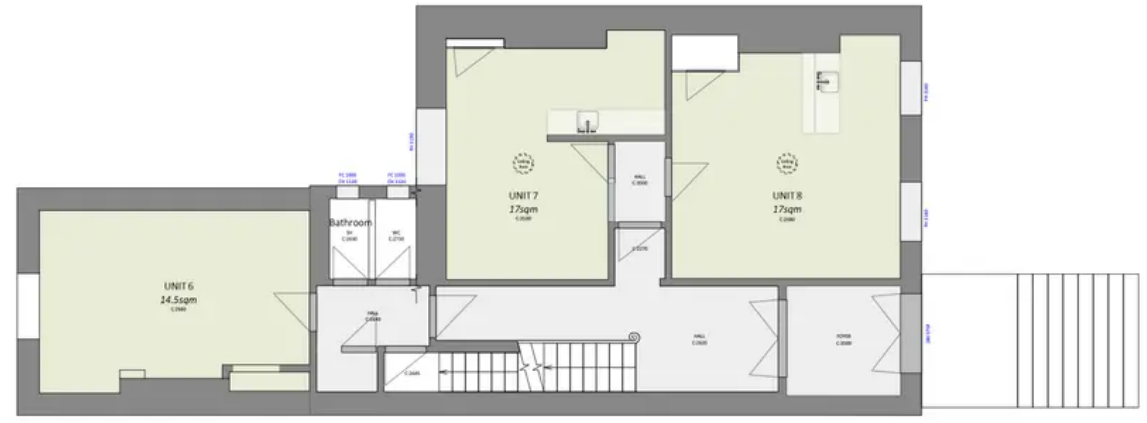
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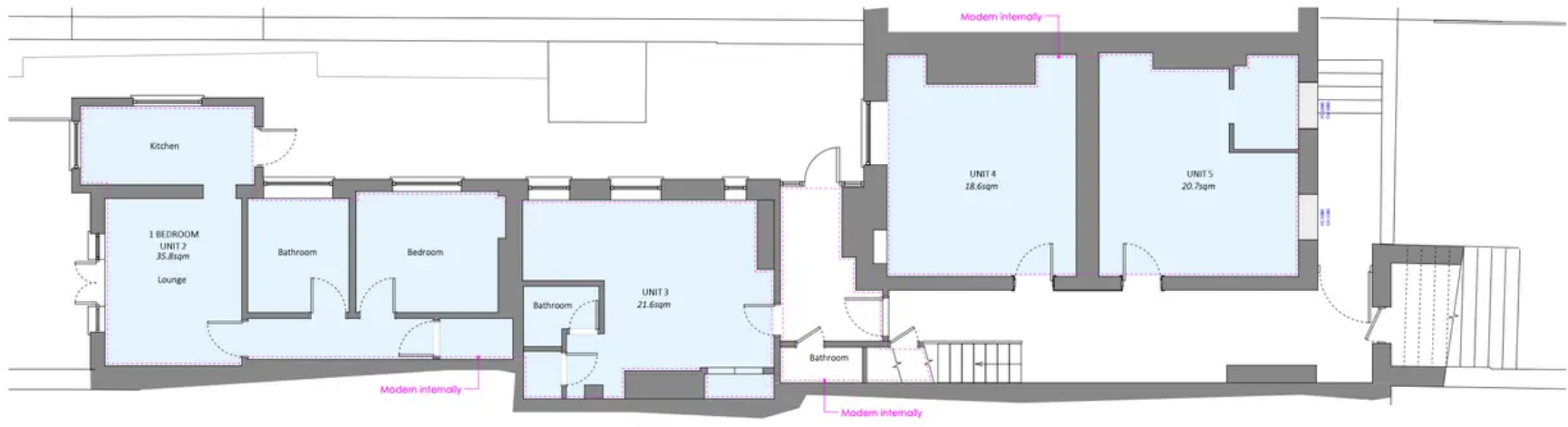
EXISTING UNIT SIZES	
UNIT 1 - 33.4m ²	(1 bedroom unit)
UNIT 2 - 35.8m ²	(2 bedroom unit)
UNIT 3 - 21.6m ²	
UNIT 4 - 18.6m ²	
UNIT 5 - 20.7m ²	
UNIT 6 - 14.5m ²	
UNIT 7 - 17m ²	
UNIT 8 - 20.3m ²	
UNIT 9 - 12.8m ²	
UNIT 10 - 17m ²	
UNIT 11 - 18.6m ²	
UNIT 12 - 11.9m ²	
UNIT 13 - 11.5m ²	
UNIT 14 - 12.2m ²	
UNIT 15 - 19.2m ²	
UNIT 16 - 21.7m ²	
UNIT 17 - 18.8m ²	



FIRST FLOOR PLAN Scale: 1:50
SEPARATE APARTMENT



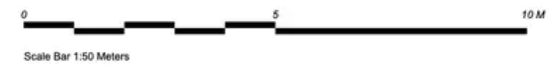
FIRST FLOOR PLAN Scale: 1:50



GROUND FLOOR PLAN Scale: 1:50

Rev: 00000000 Date: 00/00/00
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 JSL ARCHITECTURE
 PLANNING
 project: [Blank]
 drawing: [Blank]
 Existing Plans
 Job No. / Drawing No. / Rev. SCALE: As Shown @ A1

2827 / S02 / A



Scale Bar 1:50 Meters



The Studio Station House | Act Royal | 10 Chancery | E. 101 7DQ | London | T: 020 7464 0000 | E: info@jls.co.uk

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