



7 Market Street, St. Helier
£600,000

BROADLANDS
COMMERCIAL



7 Market Street

St. Helier, Jersey

- Excellent central location
- Mixed investment limited
- Ground floor retail with an income of £26,000 per annum
- Planning consent for upper floors to be converted to 2 x studios & 1 x 1 bedroom flat
- Soles agent
- Please contact Nick Trower on 07797 751558 or nick@broadlandsjersey.com





7 Market Street

St. Helier, Jersey

The property is located within the pedestrianised precincts to the centre of St Helier's Central Business District close to the Central Market and the prime retailing areas of King Street, Queen Street. More specifically, the property is located on Market Street near to the eastern entrance of the Central Market.

The property is a mid-terrace three storey building, providing retail accommodation at ground floor level and with the residential accommodation on the two upper floors with a separate entrance from Market Street.



7 Market Street

St. Helier, Jersey

The established Hair Central salon provides an attractive addition to the Market Street streetscape, benefitting from a decorative shop frontage within a Grade 3 listed building (HE1730).

Internally, the salon has been re-fitted by the current tenant – operating as a hairdresser – to a high standard incorporating the usual shop fittings together with a variety of basins and customer points to service the business. The unit has an integral kitchen / staff area and w.c. located to the rear of the unit.

The upper floors of the property have been stripped back to a shell condition and has planning consent to create 2 x bedsits with shower rooms on the first floor, with an area for storage on the first floor landing and a 1 x bedroom flat on the second floor. The Planning Application reference is P/2020/0347.

ACCOMMODATION

The Net Internal Area of the areas are approximate as follows:
Ground floor Salon – 692 sqft 64.2sqm First floor landing Storage -
53 sqft (4.93 sqm) First floor Bedsit with shower room – 200 sqft
(18.58 sqm) Bedsit with shower room – 200 sqft (18.58 sqm)
Second floor Living/kitchen, double bedroom, shower room – 365
sqft (33.9sqm)

TENURE

The ground floor is let to SRR Limited, t/a Hair Central with a nine
year lease which extends to 28th June 2028 and with a rental
received of £26,000 pa The upper floors are currently vacant.

ASKING PRICE

The opportunity exists to acquire the freehold of 7, Market Street,
subject to the above noted lease, for a consideration of £600,000
exclusive of GST as applicable.

LEGAL COSTS

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

VIEWINGS

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
www.broadlandsjersey.com



Broadlands Estates 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 themselves 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 Broadlands Estates 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 quoted exclusive of GST.

These details are believed to be correct at the time of compilation but may be subject to subsequent amendment.

