



23 Clarendon Road, St.Helier

£1,450,000

BROADLANDS
COMMERCIAL



23 Clarendon Road

St.Helier, Jersey

- Registered lodging house with 7 units
- Gross Rental Income - £95,940 pa
- Superior well maintained property
- Allocated off road parking space
- Rear private garden
- Please contact Nick on 07797 751558 or nick@broadlandsjersey.com

Description

This substantial, character town property offers 7 self-contained units within a registered lodging house, five of which are in the main building within this Grade 4 listed property (HE0566) and with an additional 2 units to the rear, with both benefitting from access to private gardens. The property has been very well maintained and the spacious units are all well appointed and in good order throughout and the property has the benefit of all current required certification. Also benefitting from allocated parking for 1 car and an enclosed rear courtyard, there may be the potential to split the units and sell them individually, subject to all relevant permissions being approved. There is one A-H unit, the rest being available to occupy by non qualified residents.



Location

The property is located on a charming quiet one way street full of similar character properties and within easy walking distance of all St Heliers amenities. The property is at the upper end of the Clarendon Road on the left side when walking up from town centre.

Accommodation

Apartment 1 Lounge/kitchen, bedroom, shower room
Apartment 2 Kitchen, lounge, 2 bedrooms, shower room
Apartment 3 Bedsit comprising kitchen/lounge, bedroom, shower room
Apartment 4 Kitchen/lounge, bedroom, shower room
Apartment 5 A-H, Kitchen/lounge, bedroom, shower room
Apartment 6 Kitchen, lounge, bedroom, shower room, private garden
Apartment 7 Kitchen, lounge, 2 bedrooms, shower room, private garden

Rental

The current gross rental income totals £95,940 per annum but there is the potential to increase these.

Asking Price

The opportunity exists to acquire the of this property for a consideration of £ 1,450,000 exclusive of GST as applicable.

Legal costs

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

Viewing

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

www.broadlandsjersey.com



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