



Homestead, 44, Aquila Road, St.Helier

Guide Price £850,000

BROADLANDS
COMMERCIAL

Regulated by
RICS

Homestead, Aquila Road, St.Helier

- Registered lodging house for 11 persons
- 3 bedroom house, 3 unqualified lodging units and an entitled one bed unit
- Potential gross income of circa £60,000+ pa
- 2 car garage plus 1 parking space
- Courtyard garden
- For viewings - nick@broadlandsjersey.com

Description

The property is an attractive mid-terrace property of traditional masonry construction under a pitched slate roof. The property comprises 2 self-contained bedsit units, 2 no one bedroom units (one of these is entitled) and a 3 bedroom house with courtyard garden, double garage and parking.

The property has an up to date fire certificate and lodging house certificate.

Planning consent (P/2022/1726) has been recently granted for the conversion of the property to provide 3 no 1 bedroom apartments and the refurbishment of the existing 3 bedroom house with associated garden and parking.



Location

The property is situated to the centre of Aquila Road, on right hand side, in between its junctions with Poonah Road to the south and Poonah Lane to the north. The property extends from Aquila Road to the west all the way to Poonah Lane to the east.

Accommodation

We have been informed the property is registered as a lodging house for 11 persons and provides the following accommodation:

Ground Floor – Unit 1 – Self contained bedsit.

Ground Floor – Unit 2 – Self-contained bedsit.

First Floor – Unit 3 – Entitled one bedroom flat.

Second Floor – Unit 4 – One bedroom flat.

Ground to First Floor – 3 bedroom house.

Income

The property is currently vacant but we believe, when fully let, the property could provide a potential gross annual income of over £60,000 pa.

Asking Price

The opportunity exists to acquire the freehold of this property for a consideration of £925,000 exclusive of GST as applicable. There is also the opportunity to purchase the company, Dacerend Holdings Ltd.

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 – 07797 751558 nick@broadlandsjersey.com
www.broadlandsjersey.com



Disclaimer

Broadlands 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 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 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.

