



Paragon House, 95/97 Halkett Place, St. Helier

£3,000,000

BROADLANDS
COMMERCIAL



95/97 Paragon House, Halkett Place

St. Helier, Jersey

- Property Investment with substantial potential development opportunities
- Current income - £194,653 pa
- Excellent central location
- Ground floor retail warehouse
- First Floor offices
- Garage and on street car parking
- Sole agent - For further information, please contact Nick Trower MRICS nick@broadlandsjersey.com or Guy Gothard FRICS guy@broadlandsjersey.com



Location

The property is located close to both of the St Helier's Central Business District and prime retailing area on King Street. More specifically, the property is situated on the western side of Halkett Place adjacent to the Central Library. Public car parking is located a short distance to the east within Minden Place car park. We attach a site plan for identification reference purposes and the building straddles the roads between Halkett Place / Duhamel Place.

Description

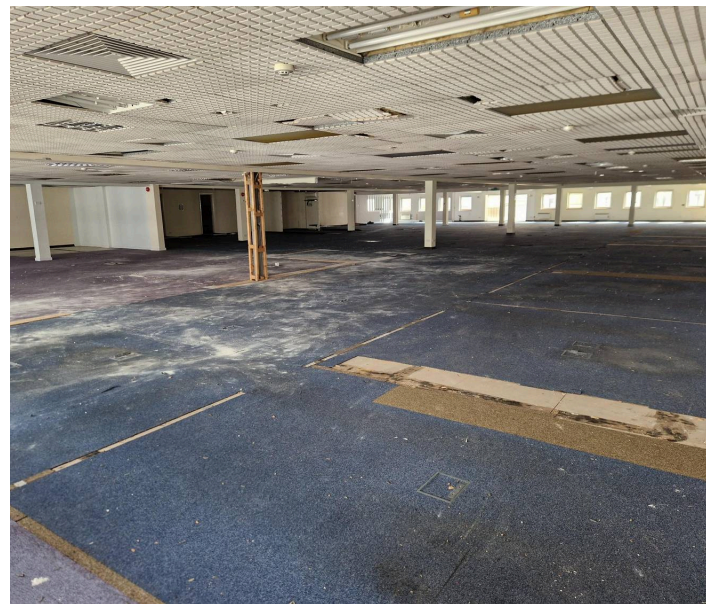
The premises consist of a two storey purpose built modern building with ground floor retail warehouse and offices on the first floor level. There is approximately 7 car parking spaces to the eastern elevation of the property and 13 further car spaces located in the ground floor garage. The garage has roller shutter doors to both elevations – Duhamel Place and Halkett Place. Wholesale Electrics Limited occupy the ground floor retail warehouse premises and benefit from the majority of the car parking on the eastern elevation. The first floor offices require refurbishment but generally include the following: - Dedicated ground floor entrance - Suspended ceiling; - Integral fluorescent lighting; - Double glazing; - Excellent natural light; - Lift access; - Male & female wc facilities; - Secure garage car parking with up to 13 car spaces on site. The offices can also be accessed from Halkett Place and Duhamel Place.

Accommodation

Ground floor is occupied by Wholesale Electrics Limited – area TBC. The first floor vacant offices comprise an NIA of approximately 10,136 sq.ft. Ground floor garaging for 13 cars which are now let on a licence. Site approx. – 14, 434 sqft (1,341 sqm).

Tenure

The ground floor is currently let at a rental of £161,653 per annum with the lease terminating on 31st August 2026. The first floor offices are vacant and fully available. The ground floor garage has been let on a licence to a corporate occupier at £33,000 per annum (11 car parking spaces at £3,000 pa each), which can be terminated by either the landlord or tenant subject to 3 month's prior written notice, with the licence ending on 16th November 2025. The tenant has given notice which will be on effective 23rd June 2025.



Asking Price

The opportunity exists to acquire the freehold of this property, subject to the above noted leases, for a consideration of £3,000,000 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 sole agent.

Nick Trower MRICS Director

T. +44 (0)1534 874141

M. +44 (0)7797751558

nick@broadlandsjersey.com

Guy Gothard FRICS Director

T. +44 (0)1534 874141

M. +44 (0)7797737127

guy@broadlandsjersey.com



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