



66 King Street, St. Helier

£1,995,000

BROADLANDS
COMMERCIAL



66 King Street

- 100% Prime Retail Investment Opportunity
- Landmark property situated in the centre of King Street
- Retail shop - £95,000 pa guaranteed by The Body Shop International Limited
- 3 residential units on the upper floors
- Total rent roll - £ 124,820 pa
- Asking £1.995m (ARY of circa 6.00%).
- For further information, please contact Nick Trower MRICS nick@broadlandsjersey.com

Location

The Property occupies a 100% prime position on the northern side of King Street and the building also benefits from two car parking spaces which are accessed from Dumaresq Street at the rear. The property benefits from being located in a pedestrianised area and is surrounded by a number of major retailers including Next, JD Sports, Schuh, Mountain Warehouse, M&S, Flannels and Sports Direct along with the De Gruchy and Voisins department stores. Public parking is provided a short walk away in Sand Street car park and Pier Road car park.





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Description

The Property comprises a three storey with attic space terraced building, of masonry construction with cement rendered and painted facades beneath a double pitch slate roof and dormer windows. The exterior of the building (King Street elevation) is listed as a Grade 4 (HE0611) but the interior is not of interest. There is a flat roof over the rear store and there are 2 car parking spaces located to the rear of the property.

The ground floor comprises a retail unit fronting onto King Street and ancillary storage with a delivery area to its rear from Dumaresq Street.

The retail unit comprises a timber framed shopfront and internally benefits from a good specification including solid floors, A/C and spotlighting.

The upper floors comprise 1 x 2-bedroom (entitled) flat on the 1st floor and 2 x 1-bedroom (licensed) category flats on the 2nd and 3rd floors (attic space) accessed via a self-contained entrance from King Street.



Accommodation

The Property has been measured in accordance with the RICS Code of Measuring Practice and provides the following net internal floor areas :- Ground floor: Retail - 1,012 sq.ft. (94.05 sqm) Ancillary: Storage - 1,051 sq.ft. (97.64 sqm) Flat 1 (First floor): 629 sqft (58.48 sqm). Living room, Dining room, Kitchen, Bathroom and Bedroom. Flat 2 (Second floor): 424 sqft (39.38 sqm). Living room, Kitchen, Bathroom and Bedroom. Flat 3 (Top floor): 343 sqft (31.88 sqm). Living room, Kitchen, Bathroom and Bedroom.

Tenure

Ground Floor Commercial: The ground floor is occupied by G A Holdings (1979) Limited on a 12 month Licence (1st January 2024 – 31st December 2024) at a rental of £95,000 pa. Either party can terminate the arrangement on the provision of 3 months' prior notice. The Lease is guaranteed by The Body Shop International Limited. Residential flats: Flat 1 – Let at £10,920 pa. Flat 2 – Let at £10,500 pa. Flat 3 – Let at £8,400 pa. The total rent roll is £124,820 pa. More information can be provided on application.

Asking Price

The opportunity exists to acquire the freehold interest of the property, subject to the above noted leasehold interests, for a consideration of £1,995,000 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.

Viewing

Strictly by appointment with the Vendor's sole 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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