



Sunshine Apts, Old St Johns Road, St Helier

Asking Price £2,150,000

BROADLANDS
COMMERCIAL



Sunshine Apartments, Old St Johns Road

- Top quality lodging house
- Eight fully self-contained units
- Registered for 16 adults and 8 children under 18 years
- Gross rental income £135,840 per annum
- 100% Occupancy
- Established tenants
- Five parking spaces
- Units could be sold off individually
- Town outskirts
- Sole agent
- WhatsApp Don 07829 917172 /
don@broadlandsjersey.com



Sunshine Apartments, Old St Johns Road

A top quality registered lodging house with established tenants, and five parking spaces, located just outside the town ring road.

All units are in a very good condition and are fully self-contained each comprising entrance hall, living room, separate kitchen, double bedroom and bathroom.

The building has a fire panel and has been well maintained by the current owner.

An opportunity exists to purchase the building and sell the units individually subject to usual requirements.



Registration details

Registered for 16 adults and 8 children under 18 years

Current income

Gross rental income £135,840 per annum



This is to certify that the premises known and described as: -

SUNSHINE APARTMENTS, OLD ST JOHN'S ROAD, ST HELIER

are registered as follows in pursuance of the Lodging Houses (Registration) (Jersey) Law, 1962, as amended, and that the registered keeper/s is/are: -

SUNSHINE APARTMENTS LIMITED

The registration is subject to the following conditions: -

1. That the number of persons for whom accommodation is provided shall not exceed 16 adults plus 8 children under the age of eighteen.
2. That sleeping accommodation shall not be provided otherwise than in accordance with the provisions of the under-noted chart.
3. That the number of persons lodged in any flat shall not exceed that number stated in the chart.
4. That notice of transfer in ownership or management of the business conducted on the premises be notified to the Minister immediately.
5. That no structural alterations shall be made to the premises until plans have been approved by the Minister.
6. That accommodation for reward shall not be provided for tourists.
7. That accommodation shall not be so let that any bed is used alternately by different persons.
8. That a name shall not be allocated to any premises, or any name altered without the approval of the Minister.
9. That the premises are under resident management approved by the Minister.

BREAKDOWN OF REGISTERED FLATS

Numbers of Flats registered for two adults plus one child under the age of eighteen years	1, 2, 3, 4, 5, 6, 7, 8
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Issued on 21 December 2023

On behalf of the Minister for Housing and Communities

LODGING HOUSE
REGISTRATION
EXPIRES
28 FEB 2025

T. Worboys



Disclaimer

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- 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**

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

