



51 St David's Apts, St Helier, Jersey

Asking £1,550,000

BROADLANDS
COMMERCIAL



51 St David's Apartments, St Helier

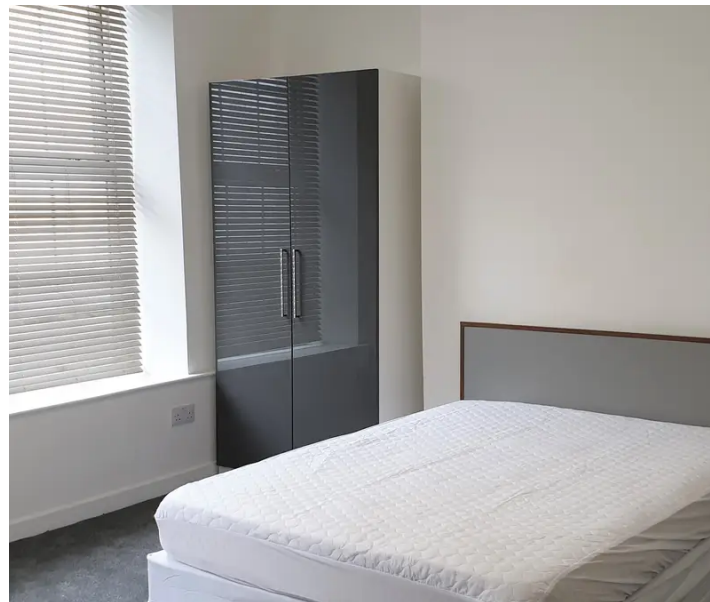
- Quality lodging house
- Town location
- 12 Units
- 5 Ensuite and 7 shared facilities
- 8 rooms licensed for 23 adults plus 9 children under the age of 5
- Annual income £126,880 providing a gross return of 8.2%
- Up to date lodging house & fire certificates
- All rooms individually electric metered
- EIRs carried out in 2023
- Strong maintenance record
- Established tenants
- Sole agent
- WhatsApp Don 07829 917172 /
don@broadlandsjersey.com





51 St David's Apartments, St Helier

A registered lodging house licensed for 23 adults plus 9 children under the age of 5, in eight rooms.



Income

Current income is £126,880 per annum. Rents range from £170 per week to £265 per week.

Location

The property is located in David Place, a short way along from the Millennium Town Park.

Description

Five units have ensuite facilities with the remaining seven using shared facilities outside of their rooms. Registration and fire certificates are up to date and all rooms have current EIRs (Electrical Inspection Report).

Accommodation

Flat 1 registered for 2 persons and one child under 5 with shared facilities. Flat 2 registered for 2 persons and one child under 5 with shared facilities. Flat 3 registered for 2 persons with shared facilities. Flat 4 registered for 2 persons and one child under 5 with ensuite facilities. Flat 5 registered for 2 persons and one child under 5 with shared facilities. Flat 6 registered for 2 persons and one child under 5 with ensuite facilities. Flat 7 registered for 2 persons and one child under 5 with shared facilities. Flat 8 registered for 1 person with shared facilities. Flat 9 registered for 2 persons and one child under 5 with ensuite facilities. Flat 10 registered for 2 persons and one child under 5 with ensuite facilities. Flat 11 registered for 2 persons with shared facilities. Flat 1 registered for 2 persons and one child under 5 with ensuite facilities.

Asking price

The opportunity exists to acquire the of this property for a consideration of £1,550,000 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.



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.

