



La Brianderie, La Route de St Jean, St. Lawrence

Asking Price **£1,900,000**

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La Brianderie, La Route de St Jean

St. Lawrence, Jersey

- Detached house 3 bedroom/2 bathroom and separate one bedroom flat.
- 4,263 sqft warehouse
- For further information, please contact Harry Trower harry@broadlandsjersey.com or Roger Trower roger@broadlandsjersey.com
- Joint Sole Agents

A modern, detached, dormer bungalow dating back to some 40 years, that would benefit from some modest refurbishment and modernisation. The property includes an integral 1 bedroom flat plus a large detached commercial 4,200sqft warehouse.





Location

The property is located at the northern end of La Route de St Jean, just half a mile after Rozel Rovers Football Club when driving north and at the road junction with Les Charrieres Nicolle. The property is situated in a cluster of residential properties with the existing industrial warehouses in a rural location but being about only 10 mins drive from St Helier.

Description

The substantial detached property appears to be of traditional masonry construction with a painted cement render and a pitched tile roof. The main house comprises 3 bedrooms/2 bathrooms, with a large lounge, south facing conservatory, both overlooking a private garden. There is a single integral garage. Additionally, there is a separate flat which comprises open living plan accommodation, one bedroom, bathroom and parking. The detached warehouse appears to be of steel frame construction beneath an assumed pitched asbestos sheet roof with clear polycarbonate panels and with rendered walls. There are full height loading doors on the western elevation. The commercial area also provides a substantial yard space to the rear of the building and with additional parking. The water is connected to a bore hole and we believe it would be possible to connect to mains drains. Oil fired central heating for the residential property.

Accommodation

The warehouse has been measured in accordance with the RICS Code of Measuring Practice and provides a gross external floor area of 4,263 sq.ft (396 sq.m) Main house Ground floor – Hallway, wc, dining room, kitchen, utility room, conservatory, living room, double bedroom with ensuite, integral garage First floor – Double bedroom, Double bedroom, bathroom and storage in the eaves. Flat Ground floor – open living plan accommodation, one bedroom, bathroom and with parking.





Tenure

The warehouse tenant are paying £44,000 pa and the rental is increased by JRPI, with the next rent review date in Sept 2024. A 7 year IRI lease with a term until Sept 2028 and the landlord keeps the premises to be in wind and watertight condition. The residential flat is rented out on a monthly rolling contract.

Asking Price

The opportunity exists to acquire the freehold interest of the property, subject to the above noted leases, for a consideration over £1,900,000 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 Joint sole agents.

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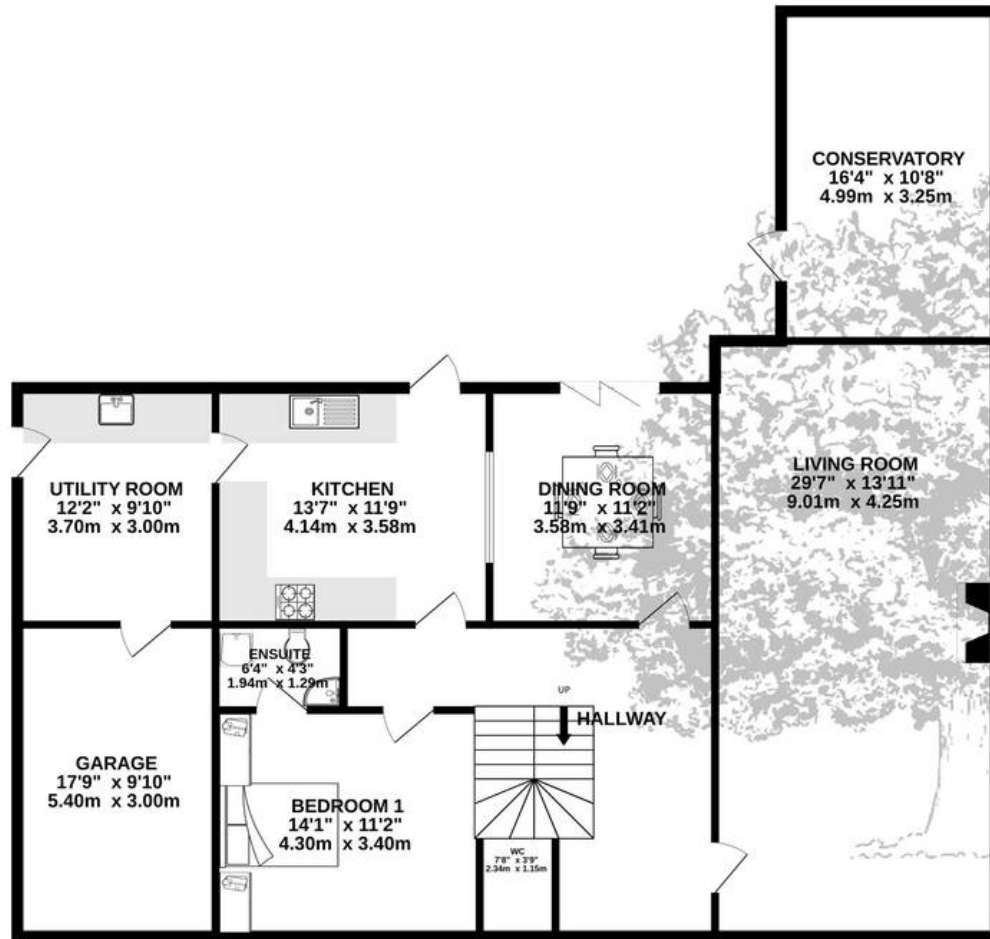
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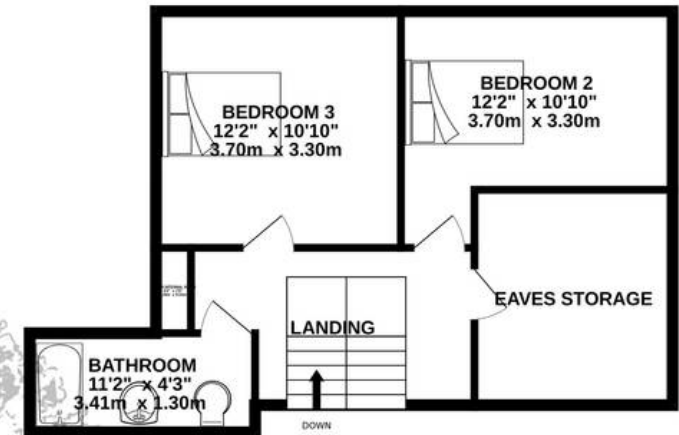
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GROUND FLOOR
1523 sq.ft. (141.5 sq.m.) approx.



1ST FLOOR
539 sq.ft. (50.1 sq.m.) approx.



TOTAL FLOOR AREA : 2062 sq.ft. (191.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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