



**Pentland Lodge 43 St Saviours Road, St. Helier**

**Asking £860,000**

**BROADLANDS**  
COMMERCIAL



## Pentland Lodge 43 St Saviours Road

- Quality lodging house
- Town location
- 8 Units
- 5 Ensuite and 3 shared facilities
- Annual income £84,240 providing a gross return of 10%
- 8 rooms licensed for 16 adults plus 1 child under the age of 18
- 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 /  
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## Pentland Lodge 43 St Saviours Road

A registered lodging house - recently upgraded - licensed for 16 adults plus 1 child under the age of 18, in eight rooms.



**Income**

Current income is £81,640 per annum. Rents range from £150 per week to £275 per week.

**Location**

The property is located on St Saviour's Road, a short way along from the Animal Shelter on the same side of the road.

**Description**

All but three units have en suite facilities with the remaining three 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 with ensuite facilities Flat 2 registered for 2 persons with ensuite facilities Flat 3 registered for 2 persons and one child under 18 with ensuite facilities Flat 4 registered for 2 persons 18 with ensuite facilities Flat 5 registered for 2 persons with shared facilities Flat 6 registered for 2 persons with ensuite facilities Flat 7 registered for 2 persons with shared facilities Flat 8 registered for 2 persons with shared facilities

**Asing price**

The opportunity exists to acquire the of this property for a consideration of £860,000 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.



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