

# COMMERCIAL PROPERTY OFFICE OPPORTUNITY



**Sarre & Company**  
CHARTERED SURVEYORS

## **13 BRITANNIA PLACE BATH STREET ST HELIER JERSEY**



**APPROXIMATELY 2,167 SQ.FT.**

**+ 2 CAR PARKING SPACES**

**FOR SALE  
WITH VACANT POSSESSION**



16 Gloucester Street, St.Helier, Jersey, Channel Islands, JE2 3QR.  
Tel: 01534 888848 Fax: 01534 888849  
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# 13 Britannia Place St Helier, Jersey

## LOCATION

The property is located within the central business district of St Helier, forming part of the attractive courtyard style development known as Britannia Place.

More specifically, Britannia Place is situated on the North-Eastern side of Bath Street, close to the junction with Tunnell Street.

We attach a location plan and site plan for reference purposes.

## DESCRIPTION

Britannia Place itself comprises a number of terraced two and three storey purpose built office buildings of reinforced concrete frame construction with an attractive red and brown facing brick façade.

The premises previously benefitted from the following specification:-

- Suspended ceilings with integral fluorescent lighting;
- Double glazing;
- Painted and plastered walls;
- Electric heating;
- Carpeted throughout;
- WC facility;
- Kitchen facility.

The floors are currently fitted out to provide several private offices, a meeting room and a 14 person boardroom.

The roof was recovered in 2020, however, the interior of the premises now require refurbishment.

# 13 Britannia Place St Helier, Jersey

## ACCOMMODATION

Self-contained unit over two floors and comprising:

Ground Floor	1,037 sq.ft.
First Floor	1,130 sq.ft.
<b>Total</b>	<b>2,167 sq.ft.</b>

## PARKING

There are two lower ground floor parking spaces with the building namely, spaces 39 and 40.

## TRANSACTION

The premises are available for sale by way of flying freehold.

## EXISTING LEASE

The premises are currently held on an internal repairing lease to expire on 31 July 2024 at a rental of £25,000 per annum. The existing tenant has confirmed they will be vacating the unit prior to lease expiry, so vacant possession will be achieved by 1 August 2024 for fitting out purposes.

## PRICE

Asking £465,000.

## LEGAL COSTS

Each party to bear their own legal costs. Any stamp duty or GST liability will be borne by the purchasers in the normal manner.

# 13 Britannia Place St Helier, Jersey

## VIEWING

By contacting the vendor's sole agent:

**Alistair M Sarre BSc MRICS, Julian Roffe FRICS MCI. Arb  
or Reece Sarre**

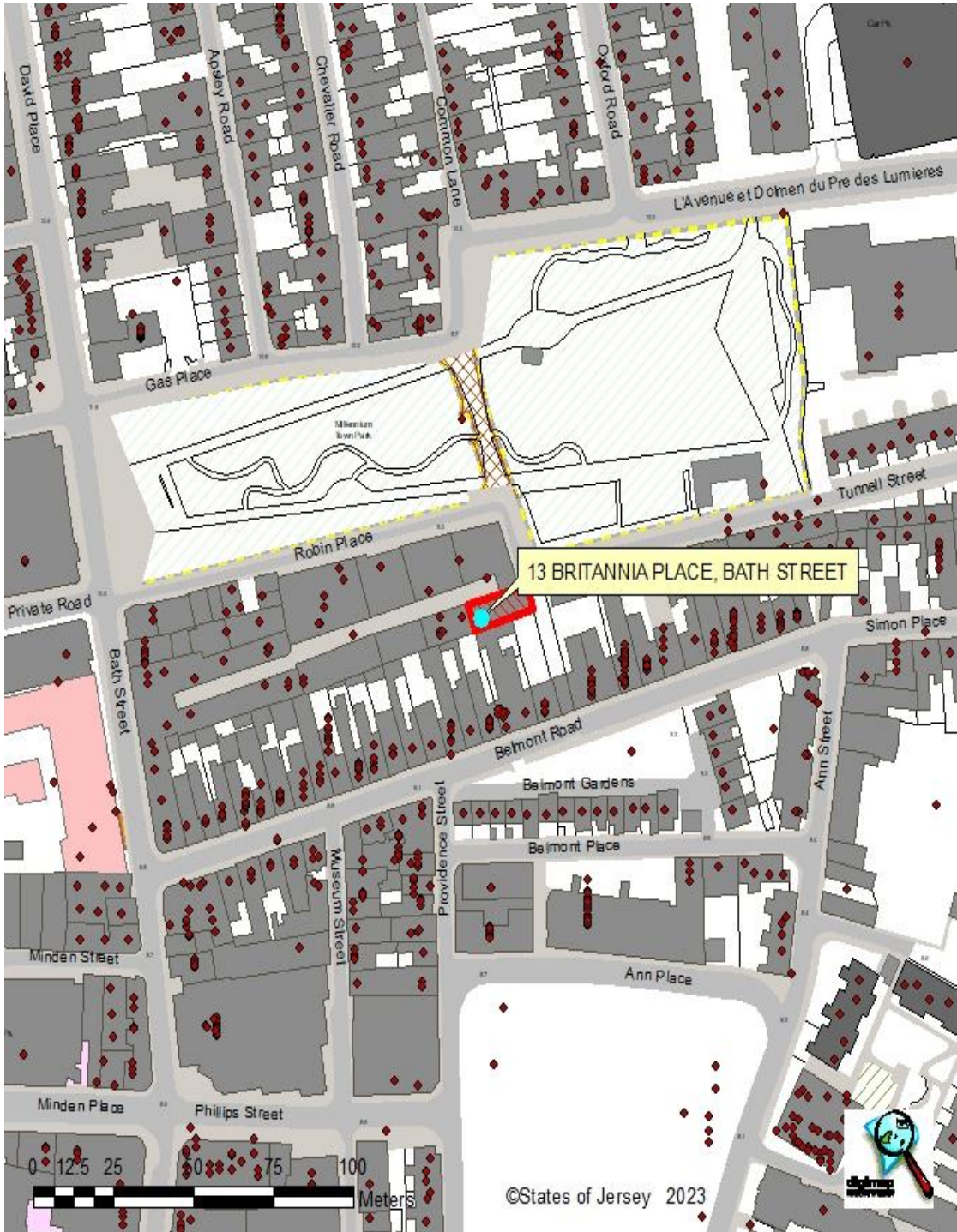
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WHILST WE BELIEVE THESE PARTICULARS TO BE CORRECT NO RESPONSIBILITY CAN BE ACCEPTED FOR ANY INACCURACY

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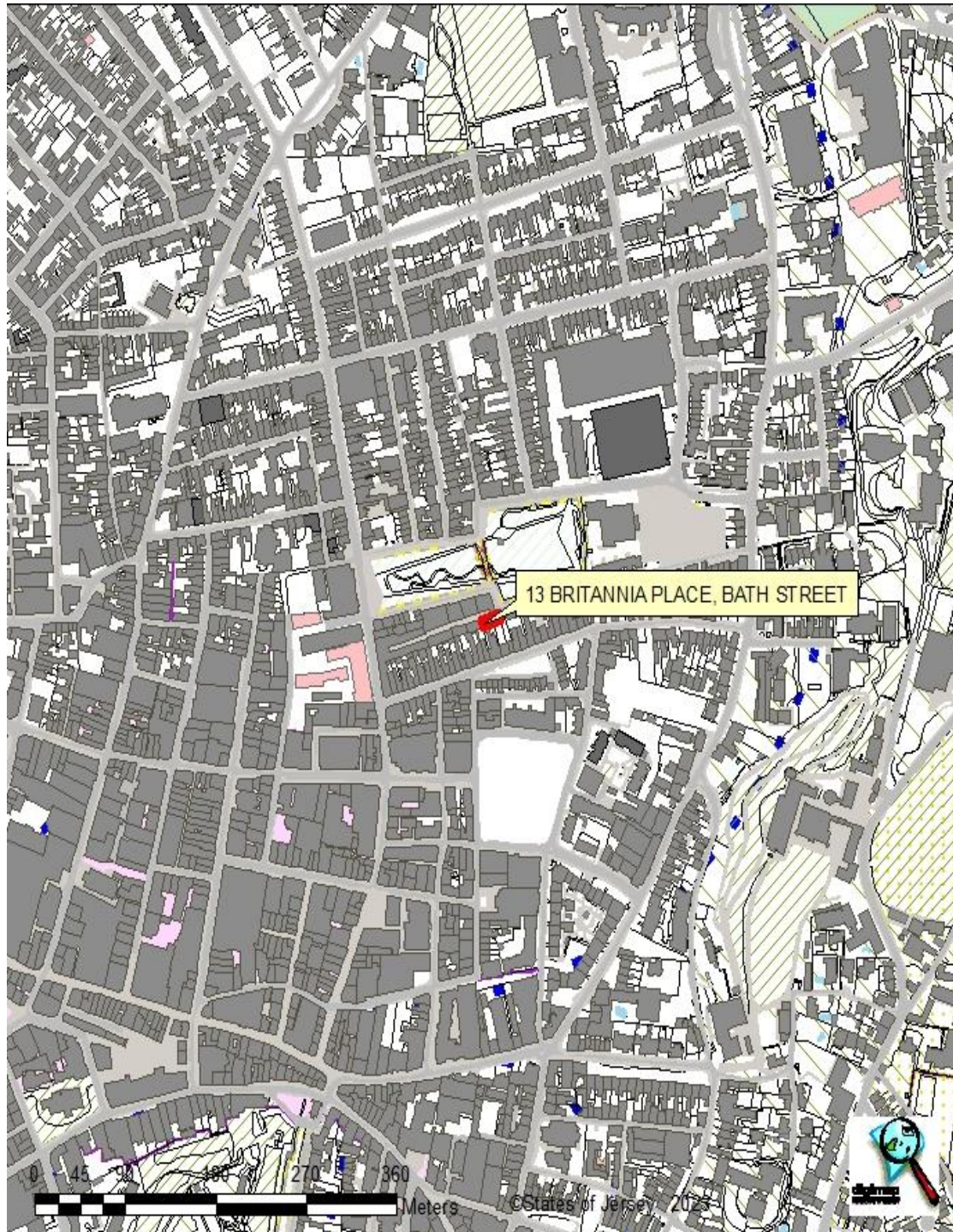


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