

COMMERCIAL PROPERTY INVESTMENT OPPORTUNITY



Sarre & Company
CHARTERED SURVEYORS

NICHE OFFICE INVESTMENT 19 HILARY STREET ST HELIER



FOR SALE



16 Gloucester Street, St.Helier, Jersey, Channel Islands, JE2 3QR

Tel: 01534 888848 Fax: 01534 888849

Email: property@sarreandcompany.co.uk www.sarreandcompany.co.uk



19 HILARY STREET ST HELIER

LOCATION

The whole building is located on the Northern side of St Helier's Central Business District.

More specifically, the property is situated on Hilary Street, midway between the junctions with Peter Street and Hilgrove Street.

The premises are but a 3/4 minute walk from St Helier's prime pedestrianised retailing precincts of King Street and Queen Street.

We attach a location plan for reference purposes.

DESCRIPTION

The property is a purpose built 3 storey office building, providing office accommodation on ground, first and second floors.

The offices are to a good standard, providing the following general amenities:

- Suspended ceilings;
- Integral fluorescent lighting;
- Comfort cooling/comfort heating;
- Raised floors;
- Carpeted throughout;
- Male and female WC facilities on each floor.

We attach a set of floor plans for reference purposes.

ACCOMMODATION

The building provides the following approximate Net Internal areas:

Ground Floor	1,094 sq.ft.
First Floor	907 sq.ft.
Second Floor	<u>911 sq.ft.</u>
Total	2,912 sq.ft.

19 HILARY STREET ST HELIER

TENURE

The building is let to Jersey Recovery Centre Limited on an internal repairing insuring style lease, which commenced on 16th June 2023 and is to expire on 15th June 2032. The lessee has the option to break on the 16th June 2029, subject to the giving of 12 months' written notice.

Rent reviews are 3 yearly in line with Jersey Cost of Living, capped to a maximum increase over a 3 year period of 12.5%

Whilst the lease is of an internal repairing style nature, the lessee has to meet the costs of both Occupier and Foncier rates, along with building insurance and is to maintain all doors and windows within the premises.

The passing rental is £50,000 per annum.

PLANNING

The premises also have the benefit of a planning permission to convert the property to 3, 2-bedroom apartments, which is a particularly good back-up position should the offices become vacant for any reason.

We attached a copy of the approved permit and floor plans for ease of reference.

PRICE

£745,000 (Freehold Sale)

19 HILARY STREET ST HELIER

LEGAL COSTS

Each Party to bear their own legal costs.

COVENANT STRENGTH

In line with normal market practice a suitable covenant or guarantee will be required by the lessor.

VIEWING

By contacting the vendor's sole agent:

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

**Sarre & Company
16 Gloucester Street
St Helier
Jersey
JE2 3QR**

Tel: 01534 888848

E-mail: property@sarreandcompany.co.uk

Website: www.sarreandcompany.co.uk

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

Decision Notice

PLANNING AND BUILDING (JERSEY) LAW 2002

Planning Application Number P/2021/1671

This permission enures (unless otherwise stated) for the benefit of the land to which it relates and of each person for the time being having an estate or interest in that land.

This decision does not absolve the parties concerned from obtaining, nor does it overrule, any other permission that may be required under any other law. In addition, it does not overrule any private property rights, nor does it absolve the need to obtain the permission of the owner of the land to which this permission relates.

This is notification of the decision to **GRANT** permission to develop land under Article 19 of the Planning and Building (Jersey) Law 2002;

In respect of the following development:

Change of use from Class C - offices to 3 No. two bed residential units with private storage and communal bike storage.

To be carried out at:

19 Hilary House, Hilary Street, St. Helier, JE2 4SX.

REASON FOR APPROVAL: Permission has been granted having taken into account the relevant policies of the approved Island Plan, together with other relevant policies and all other material considerations, including the consultations and representations received.

This permission is granted subject to compliance with the following conditions and approved plan(s):

- A. The development shall commence within three years of the decision date.
Reason: The development to which this permission relates will need to be reconsidered in light of any material change in circumstance.
- B. The development hereby approved shall be carried out entirely in accordance with the plans, drawings, written details and documents which form part of this permission.
Reason: To ensure that the development is carried out and completed in accordance with the details approved.

Condition(s):

1. Prior to commencement of the development, full details of foul and surface water drainage shall be submitted and approved in writing by the Minister for Planning and Environment. The agreed scheme shall be fully implemented prior to the occupation of any residential unit hereby approved and

APPROVED

Decision Notice

PLANNING AND BUILDING (JERSEY) LAW 2002

Planning Application Number P/2021/1671

retained in compliance with the agreed details for the duration of the development.

2. Prior to the commencement of the development hereby permitted, full details of the provisions and arrangements to be made for the storage of recycling and refuse must be submitted to and approved in writing by the Minister for Planning and Environment. The agreed details will thereafter be implemented prior to first occupation of any residential units and maintained as such for the duration of the development.

Reason(s):

1. To ensure the development does not increase local flood risk and have an acceptable impact on sewer infrastructure capacity, in accordance with Policies WER2, WER6 and WER7 of the Bridging Island Plan (2022).

2. To ensure that appropriate levels of waste storage are provided to future occupiers and to maximise recycling, in accordance with Policy WER1 of the Bridging Island Plan (2022).

FOR YOUR INFORMATION

The approved plans can be viewed on the Planning Register at www.gov.je/planning

The following plan(s) has/have been approved:

Location Plan
Site Plan 898-051
Proposed Ground Floor (Flat 1) 898-057 Rev A
Proposed First Floor (Flat 2) 898-058
Proposed Second Floor (Flat 3) 898-059
Existing & Proposed Elevation 898-056

DECISION DATE: 25/05/2022

APPROVED

Decision Notice

PLANNING AND BUILDING (JERSEY) LAW 2002

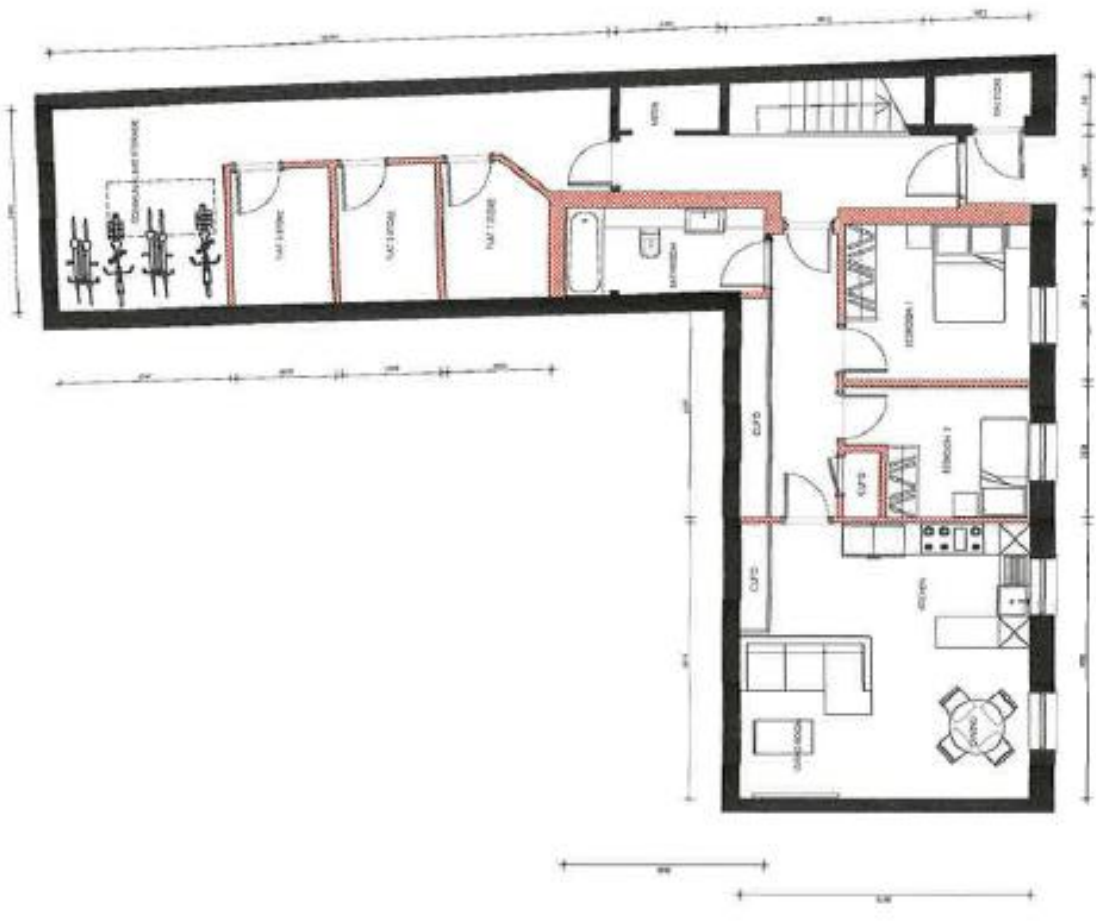
Planning Application Number P/2021/1671

The development may also require building permission, for which a separate application will need to be made. You can find out if building permission is required on our website www.gov.je/planningbuilding

The approved plans and any conditions attached to the decision are important and should be complied with. If there is any variation from the approved plans or the conditions you need to notify us immediately. Failure to comply with the approved plans or conditions may result in enforcement action.

If you are unhappy with a condition attached to this permission, you may request a review or make an appeal. You can find out how to do this on our website www.gov.je/planning

APPROVED



Notes:
 1. All dimensions are in feet and inches. All dimensions are to the center of the wall unless otherwise noted.
 2. All dimensions are to the center of the wall unless otherwise noted.
 3. All dimensions are to the center of the wall unless otherwise noted.
 4. All dimensions are to the center of the wall unless otherwise noted.
 5. All dimensions are to the center of the wall unless otherwise noted.

Project: 1915221 Addition in rear of building - 1st additional sub-level added

Client: Mr. A. Derry
 1915221
 1915221
 St. Helier
 Jersey

MAC
ARCHITECTURE FOR YOU
 22-011 St. Helier, Jersey JE2 4LZ
 www.mac-arch.co.uk / t: 01473 61111

Project:	1915221	Client:	Mr. A. Derry
Proposed Ground Floor:	1915221	Drawn by:	898 - 057
Plan & Elevation Sheets:	1915221	Scale:	A



Notes:
 1. All dimensions are given in feet and inches to the nearest 1/4".
 2. All dimensions are given in feet and inches to the nearest 1/4".
 3. All dimensions are given in feet and inches to the nearest 1/4".
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 9. All dimensions are given in feet and inches to the nearest 1/4".
 10. All dimensions are given in feet and inches to the nearest 1/4".

Author:	Designer:
Checker:	Reviser:
Scale:	Notes:

Drawn by:
 My A. Davy
 Project No.:
 19 Hilary Street
 St. Helier
 Jersey

MAC
 ARCHITECTURE FOR YOU
 28 Hill Street, St. Helier, Jersey, JF1 2AA
 mac@mac-jersey.com or 01534 875752

Project:
 19 Hilary Street
 Drawing No.:
 Proposed First Floor (Plan 2)

Date:	Scale:	Drawn by:	Check by:
12/2024	1/8" = 1'-0"	My A. Davy	My A. Davy

Project:	Scale:	Drawn by:	Check by:
19 Hilary Street	1/8" = 1'-0"	My A. Davy	My A. Davy



Note:
 1. All dimensions are to be taken from the exterior of the walls unless otherwise noted.
 2. All dimensions are to be taken from the centerline of the walls unless otherwise noted.
 3. All dimensions are to be taken from the centerline of the walls unless otherwise noted.
 4. All dimensions are to be taken from the centerline of the walls unless otherwise noted.
 5. All dimensions are to be taken from the centerline of the walls unless otherwise noted.

Room	Area	Volume
Living	144	
Dining	144	
Kitchen	144	
Bathroom	144	
Bedroom	144	
Utility	144	
Storage	144	
Lin. Clo.	144	
Clo.	144	

Client: Mr. A. Dery
 Project Name: 19 Hilbery Street
 City: Jersey

MAC
 ARCHITECTURE FOR YOU

3000 River St., Newark, NJ 07102
 Phone: (973) 777-1111

Project: 19 Hilbery Street
 Jersey, NJ
 Proposed Second Floor (Part 2)

Sheet	Date	Scale
PLAN	10/20/11	1/8" = 1'-0"
Drawn By	MAC	
Checked By	MAC	
Project No.	898 - 059	

NOTES:
 1. This drawing is prepared in accordance with the Building Regulations 2010 and the Building Control Authority's requirements.
 2. The client is responsible for ensuring that the proposed works comply with all relevant Building Regulations and other applicable legislation.
 3. The client is responsible for ensuring that the proposed works are carried out in accordance with the Building Regulations and other applicable legislation.
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Rev	Description	Date

axis mason
interiors

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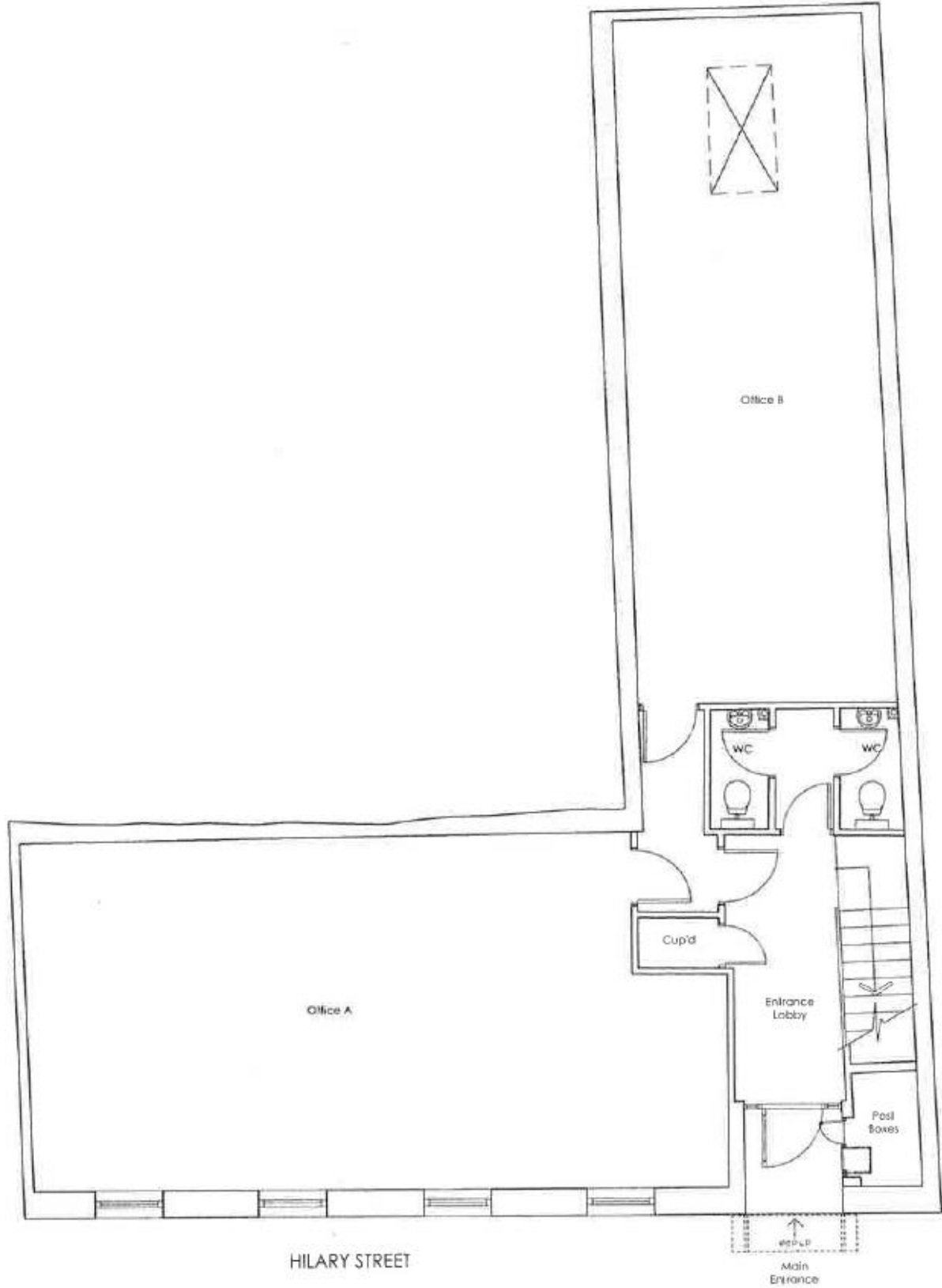
Client
 Channel Management
 Services Ltd.

Client Ref
 Project
 Hilary House
 19 Hilary Street
 St. Helier, Jersey

Drawing Title
 Proposed Ground Floor Plan

Scale	1:100	Rev	001/13
Drawn	DK	Checked	MC
MARKETING			

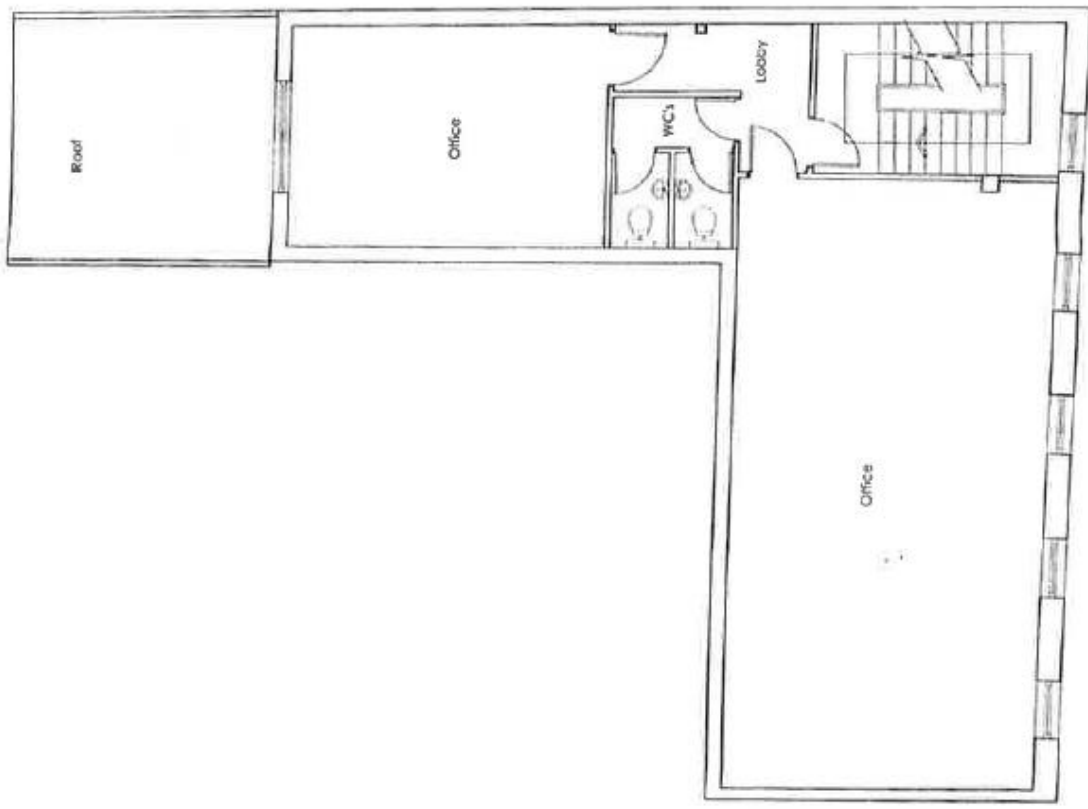
Rev No	Type	Depth	Rev
2655	U2-1	100	1/11



Proposed Ground Floor Plan

Job No.	2655	Type	L(2-)	Dwg No.	110
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NOTES:
 1. All work shall be in accordance with the approved drawings and specifications and shall be carried out in accordance with the relevant standards and codes of practice.
 2. The drawings shall be read in conjunction with the specification and the relevant parts of the contract documents.
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axis mason
interiors

1000, High St, Walsby, Lincs
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 1000, High St, Walsby, Lincs

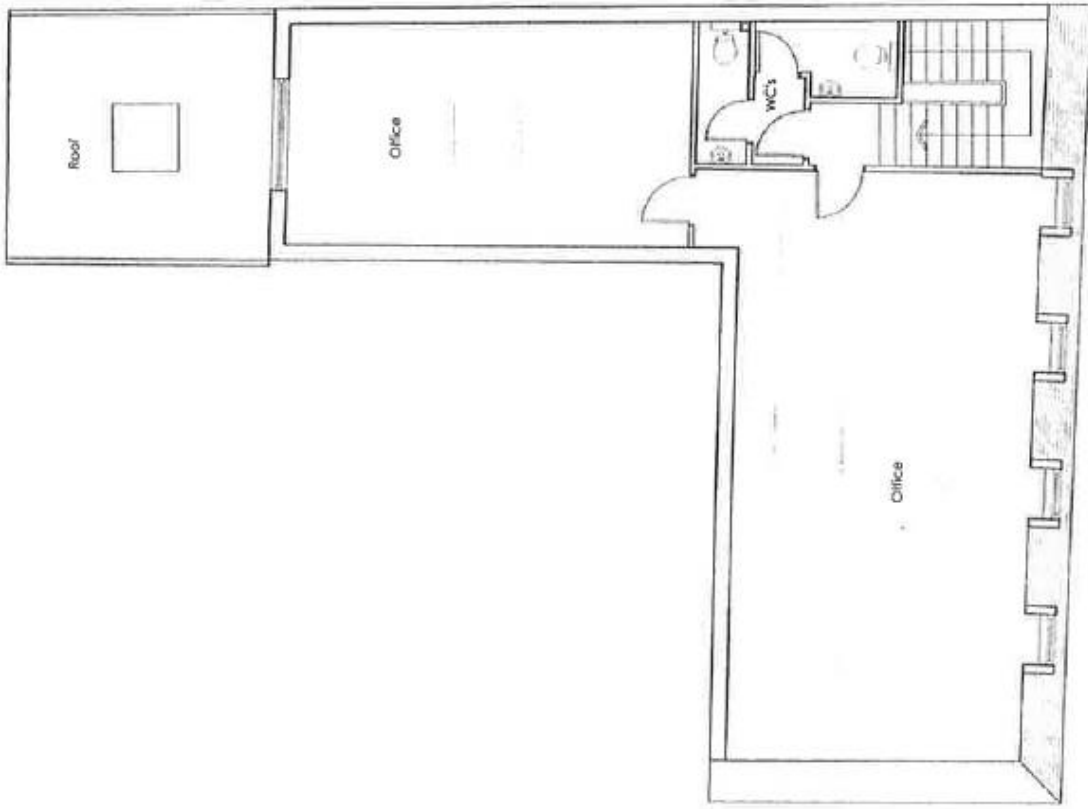
Client
 Channel Management
 Services Ltd.
 1000, High St, Walsby, Lincs

Project
 Holey House
 19 Holey Street
 St. Helier, Jersey

Drawing Title
 Existing First Floor Plan

Date	1:100 @ A3	Scale	1:100	Date	13 May 13
Drawn	SM	Checked	MC		
INFORMATION					

Job No.	2655	Type	L(2-)	Dwg No.	110
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axis mason
interiors

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Client
Charmed Management
Services Ltd

Project
Hobby House
19 Hilly Street
33, Hedin, Jersey

Showing the
Existing Second Floor Plan

Scale: 1:100 (A3) Date: 14/01/13
SIA: 10000 10000 MC

INFORMATION

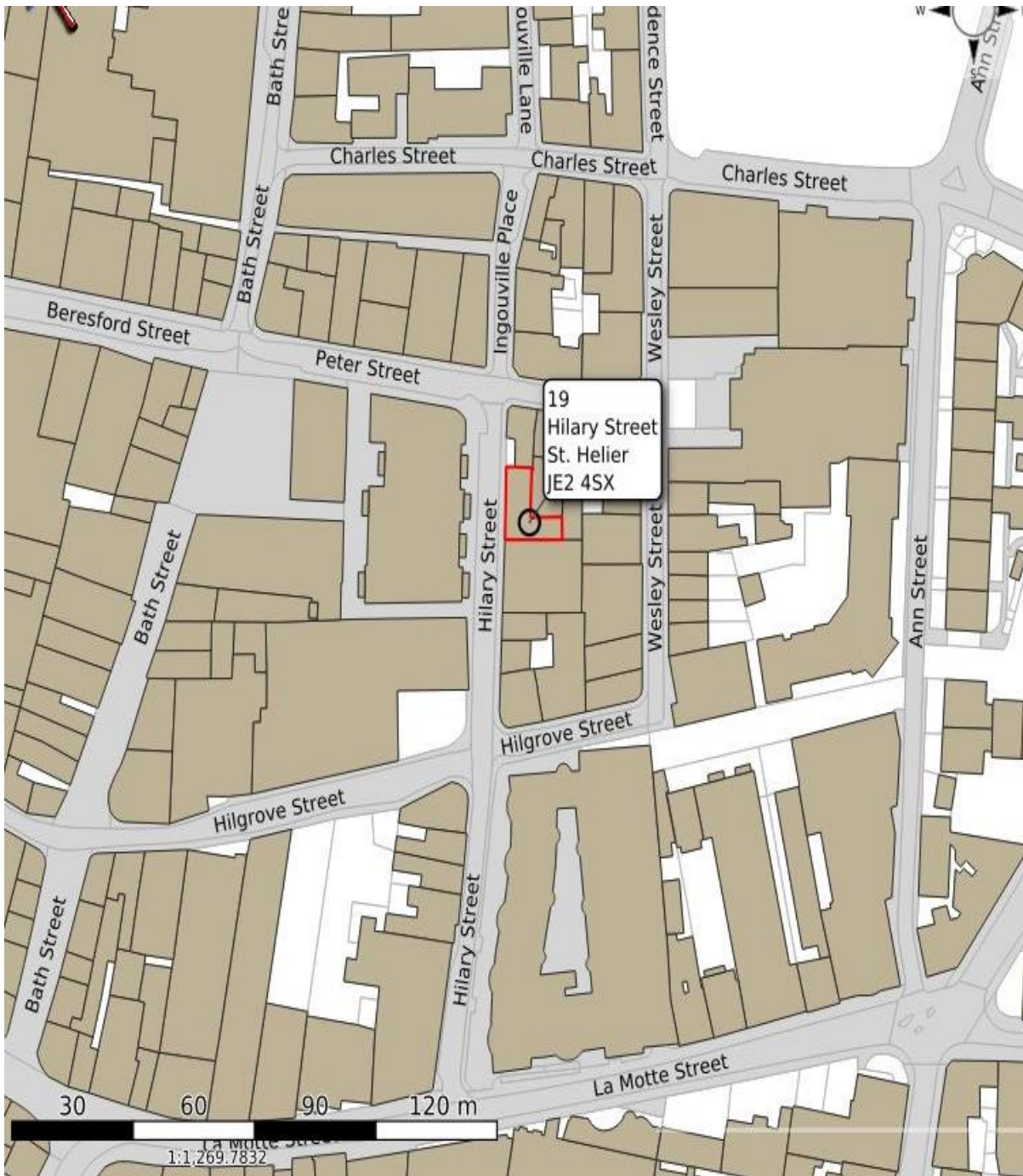
Job No 2655
Title 1/2/1
Drawn By 100

Job No 2655
Title 1/2/1
Drawn By 100

Notes
The client has requested that the floor plan be shown in a simplified manner. The drawing is intended to show the general layout of the floor plan and is not intended to be used for construction purposes. The drawing is not intended to be used for construction purposes. The drawing is not intended to be used for construction purposes.

Scale
1:100

19 HILARY STREET ST HELIER



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