

COMMERCIAL PROPERTY INVESTMENT OPPORTUNITY



Sarre & Company
CHARTERED SURVEYORS

HEALTH/MEDICAL OR OFFICE USAGE

CASTLE QUAY (THE WATERFRONT) ST HELIER



**APPROXIMATELY 3,066 SQ.FT.
(10 TREATMENT ROOMS)**

FOR SALE



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CASTLE QUAY THE WATERFRONT ST HELIER

LOCATION

The property is located within Millais House on St Helier's Waterfront, forming part of the impressive Castle Quay development. The location benefits from being just a 10 minutes' walk to St Helier town centre and close to numerous amenities including the marinas, the ferry terminal, bus station, Fitness First, the Cinema and AquaSplash.

We attach a location plan for reference purposes.

DESCRIPTION

The premises are zoned for Health/Medical & Office usage and consist of stunning ground and first floor medical/wellness centre style accommodation. The unit has been fully fitted out to an exceptionally high standard throughout, providing 10 spacious private Office/Treatment style rooms, which are served off an impressive full-height Reception area with vaulted ceilings.

We attach a summary pack of information produced by the owners for reference purposes, not only setting out the description of the amenities provided within the unit, but also a set of as-built floor plans.

ACCOMMODATION

The approximate areas of each floor are as follows:

Ground Floor	1,710 sq.ft.
First/Mezzanine Floor	1,356 sq.ft.

CURRENT POSITION

The premises are currently owner occupied, with the owners looking to relinquish ownership of the premises. Several of the rooms are currently let out to other health professionals, which generates a significant yearly income. The current owners are flexible but would at a preference like to retain a couple of the treatment rooms for their own business purposes and pay rent accordingly to the new owners / investors.

N.B. - Additional rooms are also available for potential owner occupational purposes.

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TENURE

The property is being offered for sale Freehold fully fitted out.

PRICE

On application.

LEGAL COSTS

Each Party to bear their own legal costs.

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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