

COMMERCIAL PROPERTY INVESTMENT OPPORTUNITY



Sarre & Company
CHARTERED SURVEYORS

NICHE OFFICE PREMISES 19 HILARY STREET ST HELIER



PART TO LET OR FOR SALE AS A WHOLE

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 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.

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
- Kitchenette Facilities

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</u> sq.ft.
Total	2,912 sq.ft.

19 HILARY STREET ST HELIER

TENURE

Ground Floor

The ground floor is vacant and to let asking £20 psf on a 9-year internal repairing lease with a service charge on a fair proportional basis to cover the parish rates, building insurance and general running costs relating to the interior of the building.

First Floor

The First Floor is let to Decresecent Limited on an internal repairing insuring style lease, which commenced on 01/03/2024 and is to expire on 28/02/2027. The passing rent is £17,267 pa.

Second Floor

The Second Floor is let to Jersey Cares Limited on an internal repairing insuring style lease, which commenced on 21/03/2024 and is to expire on 20/03/2026. The passing rent is £15,565 pa.

Whilst the existing leases are of an internal repairing style nature, the lessees have to meet the costs of both Occupier and Foncier rates, building insurance and internal running costs which are charged back through a fair proportional service charge.

PLANNING

The premises also have the benefit of a planning permission to convert the property to three, 2-bedroom apartments, which is a particularly good back-up position.

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:

**Simon Gale LLB Hons AssocRICS, Alistair M Sarre BSc MRICS
Reece Sarre or Evie Wills BSc**

**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

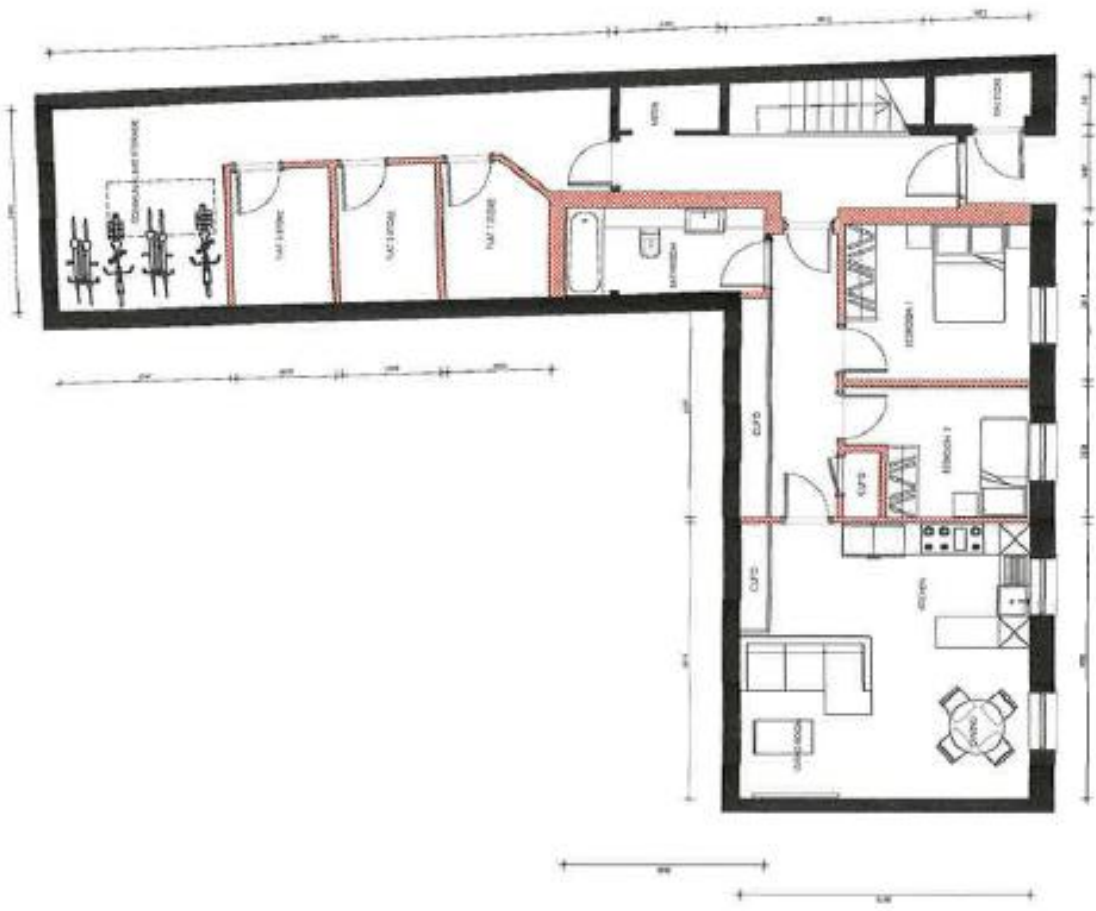
Planning Application Number P/2021/1671

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



Note:
 1. All dimensions are in feet and inches (ft-in).
 2. All dimensions are to the center of the wall unless otherwise noted.
 3. All dimensions are to the center of the window unless otherwise noted.
 4. All dimensions are to the center of the door unless otherwise noted.
 5. All dimensions are to the center of the wall unless otherwise noted.
 6. All dimensions are to the center of the wall unless otherwise noted.
 7. All dimensions are to the center of the wall unless otherwise noted.
 8. All dimensions are to the center of the wall unless otherwise noted.
 9. All dimensions are to the center of the wall unless otherwise noted.
 10. All dimensions are to the center of the wall unless otherwise noted.

Project: 19 Hilary Street
 Proposed Ground Floor
 Plan 1 & External Stairs

Client: Mr. A. Derry
 19 Hilary Street
 St Helier
 Jersey

MAC
ARCHITECTURE FOR YOU
 22-01 St. B. Malo, Jersey JE2 4AA
 www.mac-arch.co.uk / t: 01534 731813

Scale:	1:50	Sheet No.:	001-002
Date:	19/06/21	Drawing No.:	898-057
Author:	MAC	Revision:	A



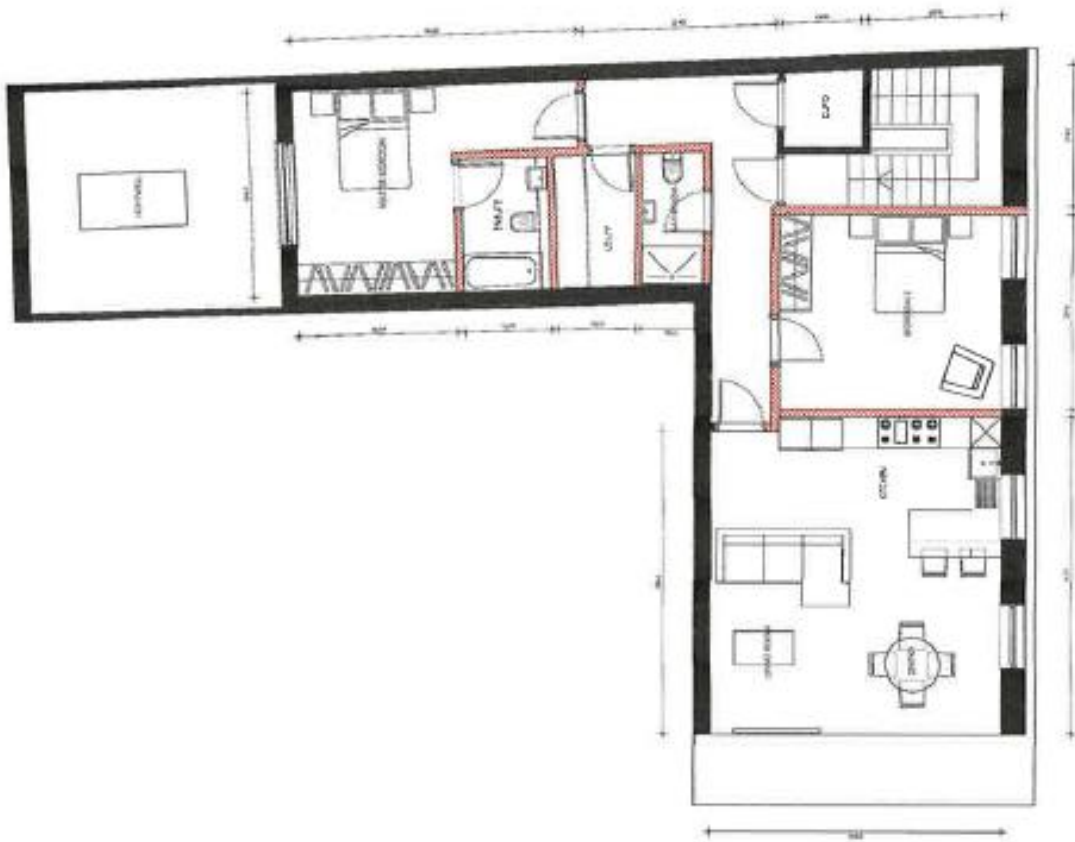
Note:
 1. All dimensions unless otherwise indicated are in feet and inches.
 2. All dimensions are to the center of the wall unless otherwise indicated.
 3. The design and construction shall conform with all applicable codes and regulations.
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 5. The design and construction shall conform with all applicable codes and regulations.
 6. The design and construction shall conform with all applicable codes and regulations.

Scale: 1/8" = 1'-0"

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

MAC
 ARCHITECTURE FOR YOU
 28 Hill Street, St. Hillar, Jersey 07032
 Phone: 973-261-1700

Project: 19 Hilary Street
 Drawing No.: Proposed First Floor (Plan 2)
 Date: 12/20/21
 Scale: As Shown
 Drawing No.: 898 - 058



Note:
1. All dimensions are shown in feet and inches.
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5. All dimensions are shown in feet and inches.
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9. All dimensions are shown in feet and inches.
10. All dimensions are shown in feet and inches.

Room	Area	Volume
Living	120.00	1200.00
Dining	120.00	1200.00
Kitchen	120.00	1200.00
Bedroom	120.00	1200.00
Bathroom	120.00	1200.00
Laundry	120.00	1200.00
Storage	120.00	1200.00
Linen	120.00	1200.00

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

MAC
ARCHITECTURAL FIRM, INC.
30 Hill Street, Suite 200
Jersey City, NJ 07310
Tel: 201-992-8888
Fax: 201-992-8889

Project Name	Sheet No.	Date
19 Hilary Street Proposed Second Floor (Part 2)	2024-01	01/20/24

NOTES:
 1. This drawing is prepared in accordance with the requirements of the Building Regulations 2010 and the Building Control Authority (BCA) of the State of New Jersey.
 2. The drawings are prepared on the basis of the information provided by the client and the architect. The architect is responsible for the accuracy of the information provided.
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REV	DESCRIPTION	DATE

axis mason
interiors

1000 ROUTE 100 UNIT 100
 FLOOR 100
 1000 ROUTE 100 UNIT 100
 FLOOR 100
 1000 ROUTE 100 UNIT 100
 FLOOR 100
 1000 ROUTE 100 UNIT 100
 FLOOR 100

Client:
 Channel Management
 Services Ltd.

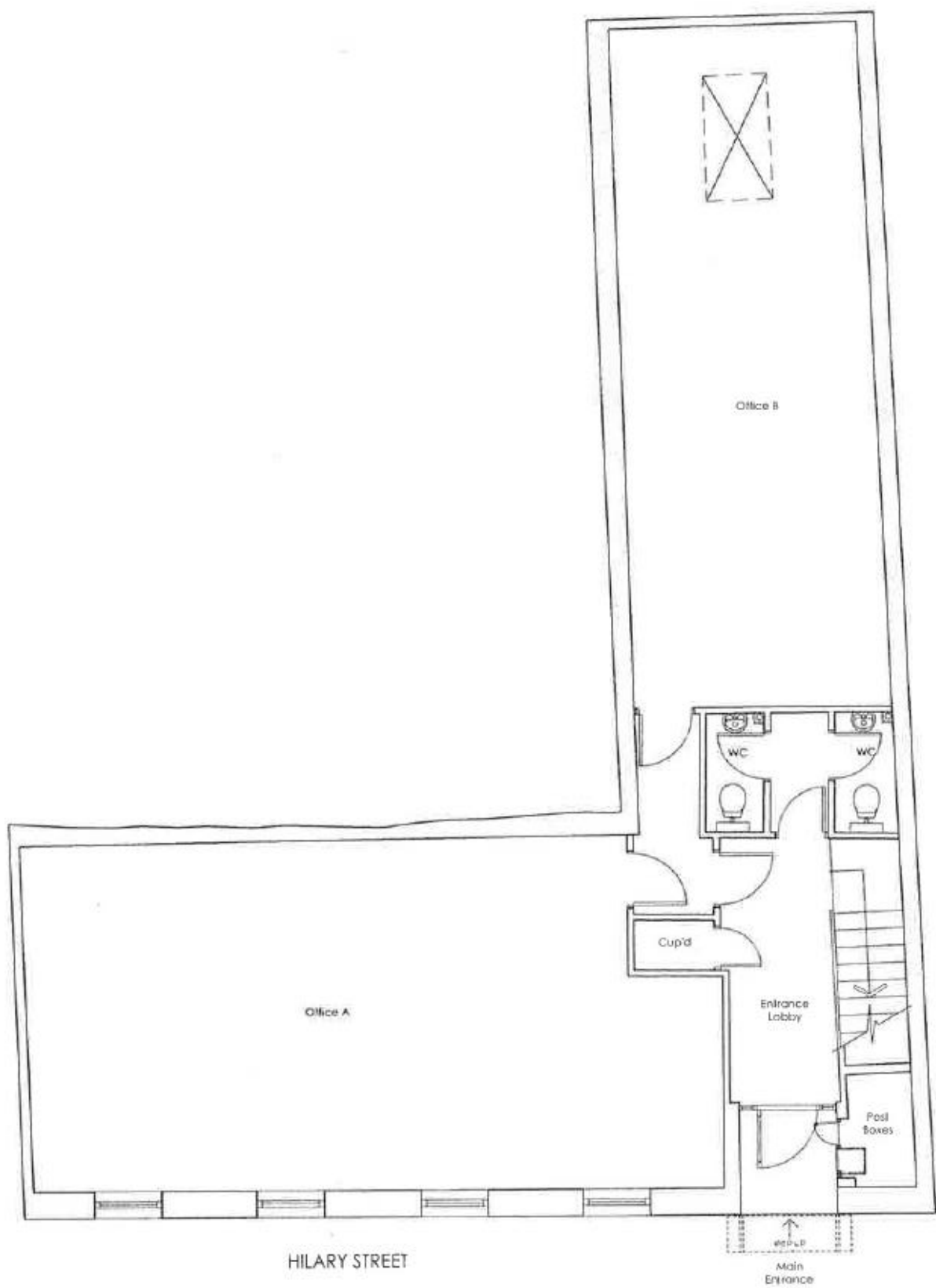
Client Ref:

Project:
 Hilary House
 19 Hilary Street
 St. Heller, Jersey

Drawing title:
 Proposed Ground Floor Plan

Scale:	A4B:1:100	Rev:	001:13
Drawn:	DK	Checked:	MC
MARKETING			

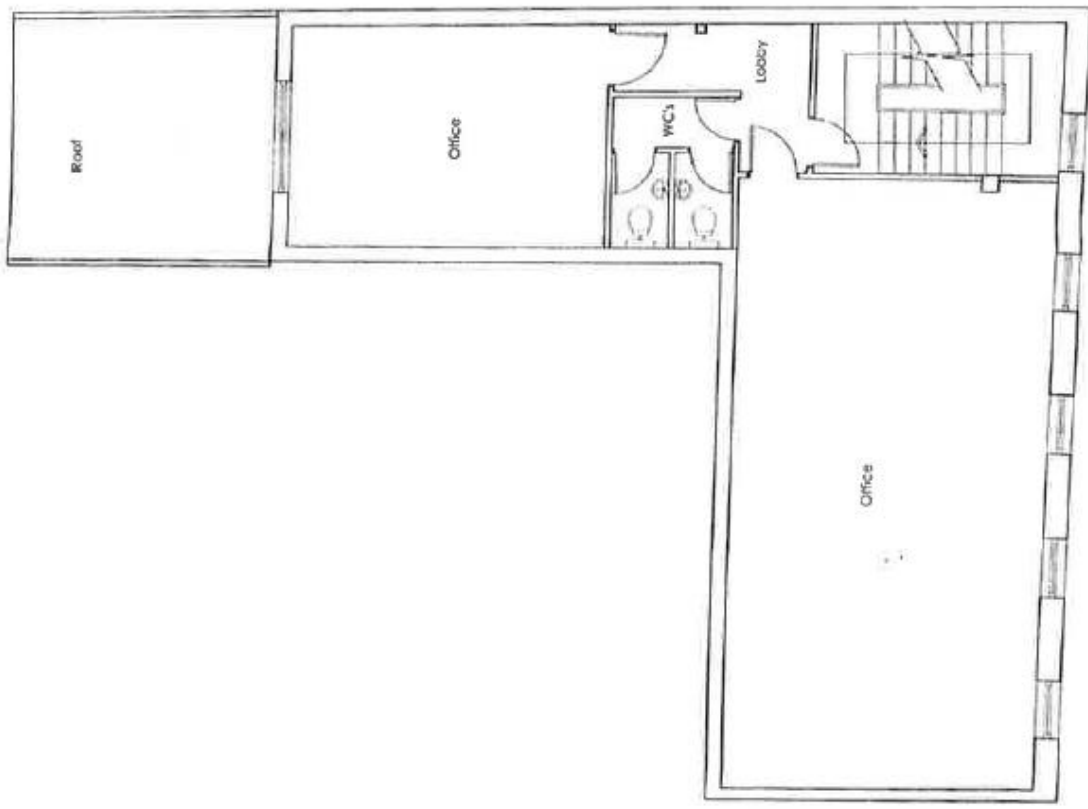
Rev No	Type	Depth	Rev
2655	U2-1	100	A11



Proposed Ground Floor Plan

Job No.	2655	Type	L(2-)	Dwg No.	110
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NOTES
 1. All work to be done in accordance with the drawings and specifications and to the satisfaction of the architect.
 2. The contractor shall be responsible for obtaining all necessary permits and licenses for the work.
 3. The contractor shall be responsible for the safety of all workers and the public.
 4. The contractor shall be responsible for the protection of all existing structures and utilities.
 5. The contractor shall be responsible for the removal and disposal of all waste materials.
 6. The contractor shall be responsible for the completion of all work within the specified time frame.
 7. The contractor shall be responsible for the maintenance of all records and documents.
 8. The contractor shall be responsible for the payment of all bills and invoices.
 9. The contractor shall be responsible for the coordination of all trades.
 10. The contractor shall be responsible for the supervision of all workers.
 11. The contractor shall be responsible for the quality control of all work.
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 17. The contractor shall be responsible for the payment of all bills and invoices.
 18. The contractor shall be responsible for the coordination of all trades.
 19. The contractor shall be responsible for the supervision of all workers.
 20. The contractor shall be responsible for the quality control of all work.



axis mason
 interiors

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 Cheshire, WA1 1AA
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 www.axismason.com

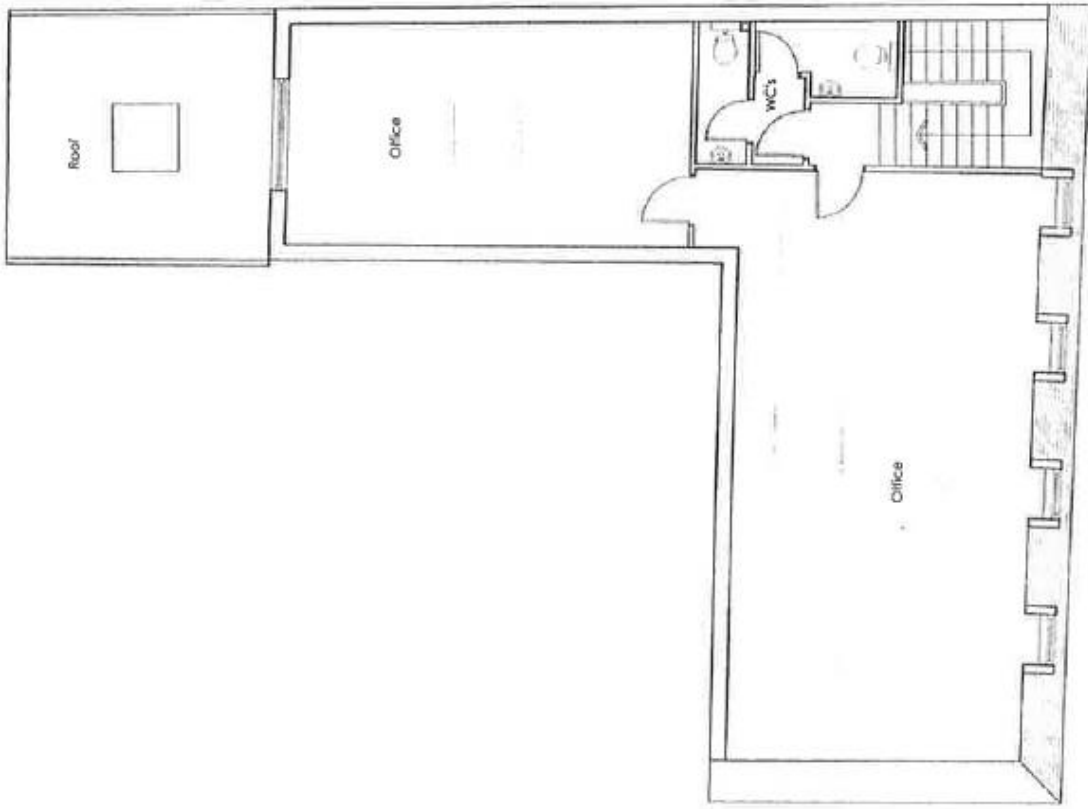
Client
 Channel Management
 Services Ltd.
 100, High St, Warrington
 Cheshire, WA1 1AA

Project
 Hubby House
 19 Hubby Street
 St. Helier, Jersey

Drawing Title
 Existing First Floor Plan

Scale: 1:100 @ A3
 Date: 13 May 13
 Drawn by: SM
 Checked by: MC
 Job No: 2655
 INFORMATION

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

10000 10000 10000 10000
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Client
Charmed Management Services Ltd

Project
Hobby House
19 Hilly Street
St. Helier, Jersey

Showing the
Existing Second Floor Plan

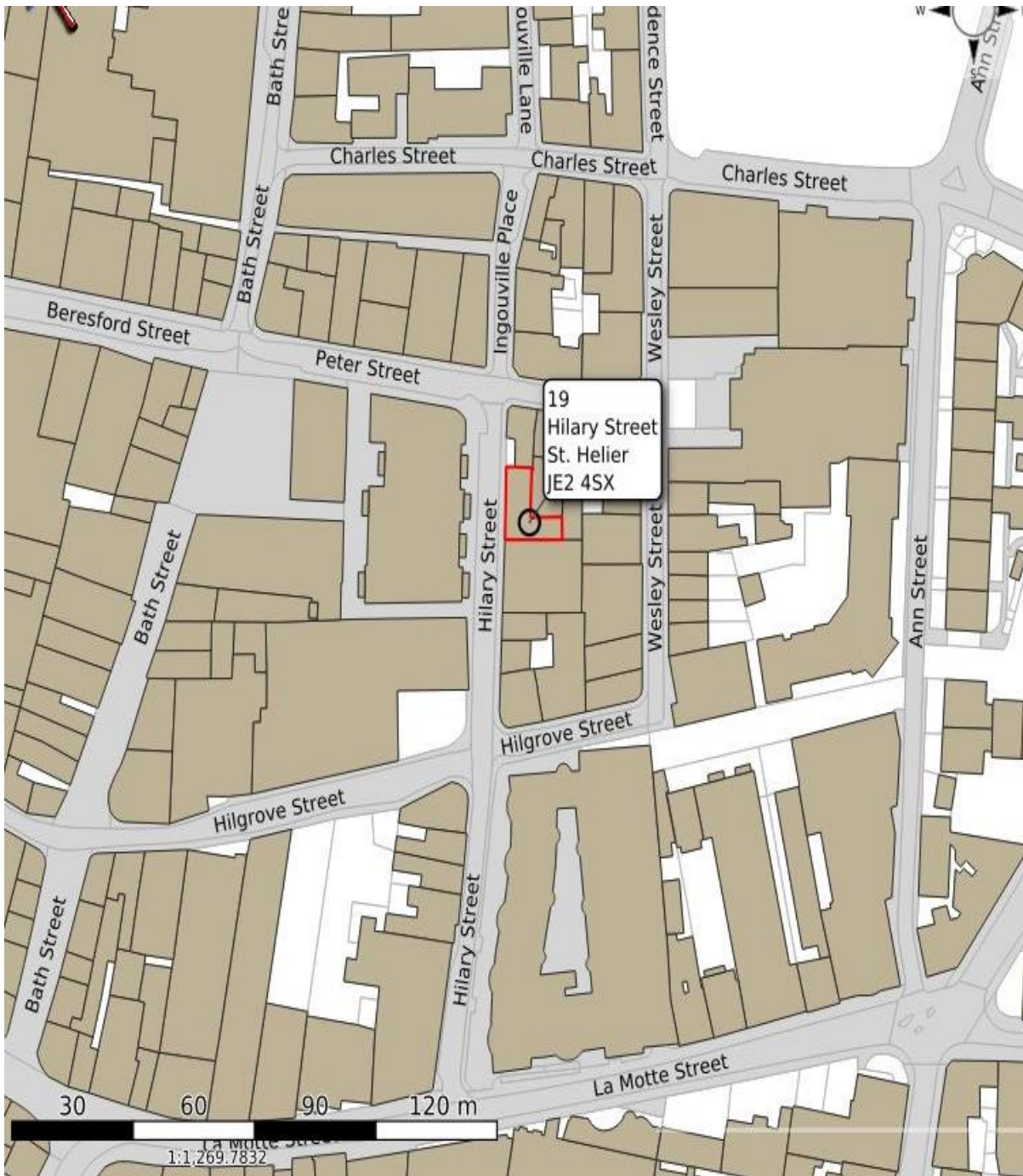
Scale: 1:100 (A3) Date: 14/01/13
SJA
INFORMATION

Job No: 2655 Title: Floor: 1/2-1 Draw No: 100

Job No: 2655 Title: 1/2-1 Draw No: 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 to be used for any other purpose without the prior written permission of Axis Mason Interiors.

19 HILARY STREET ST HELIER



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