

# COMMERCIAL PROPERTY INVESTMENT OPPORTUNITY



Sarre & Company  
CHARTERED SURVEYORS

## UNITS 1-6 CLOS DES PAS GREEN STREET ST HELIER



## ASKING £1.2 MILLION FOR SALE



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

Tel: 01534 888848 Fax: 01534 888849

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# UNITS 1-6 CLOS DES PAS GREEN STREET

## LOCATION

The retail parade of shops forming part of the Clos des Pas development is situated off the East side of Green Street, close to the junction with Havre des Pas.

We attach a location and site plan for reference purposes.

## DESCRIPTION

The properties form part of a three-storey purpose-built development consisting of retail units at ground floor level with two storeys of apartments above (all sold off separately).

The retail units benefit from a private customer car park immediately opposite housing up to **9 cars**.

## ACCOMMODATION

The approximate Net Internal Areas of the units are as follows:

Unit 1	394 sq.ft.
Unit 2	797 sq.ft.
Unit 3	797 sq.ft.
Unit 4	398 sq.ft.
Unit 5	398 sq.ft.
Unit 6	398 sq.ft.

## TENURE

**Unit 1** is let to Green Street Laundrette on a 6 year license (fully equipped) from 1<sup>st</sup> April 2024, expiring on 31<sup>st</sup> March 2030 and is subject to annual Jersey Cost of Living rent. The passing rental is £18,450 per annum.

**Unit 2 and 3** are let to Hampton Estates Limited on a 9 year license from 29<sup>th</sup> September 2021 and subject to annual Jersey Cost of Living increases. The passing rental is £32,000 per annum

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**Unit 4** is let fully equipped to Mr E H Moultray-Read on a 3 year license from 29<sup>th</sup> September 2023 and subject to annual Jersey Cost of Living increases. The passing rental is £15,900 per annum.

**Unit 5** is let to Puchi Dog Spa Limited on a 6 year license from 1<sup>st</sup> April 2024 and subject to annual Jersey Cost of Living increases. The passing rental is £16,279.50 per annum.

**Unit 6** is let to The Beauty Room on a 3 year license from 29<sup>th</sup> September 2023, with an option to extend and subject to annual Jersey Cost of Living increases. The passing rental is £15,900 per annum.

In summary, all the licenses are on a fully repairing terms with a total rent roll of £98,529.50 per annum.

## **ASKING PRICE**

£1.2 million.

## **OCCUPATION**

Immediately upon completion of legal formalities.

## **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.

# UNITS 1-6 CLOS DES PAS GREEN STREET

## VIEWING

By contacting the vendor's sole agent:

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

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

**Tel: 01534 888848**

**E-mail: [property@sarreandcompany.co.uk](mailto:property@sarreandcompany.co.uk)**

**Website: [www.sarreandcompany.co.uk](http://www.sarreandcompany.co.uk)**

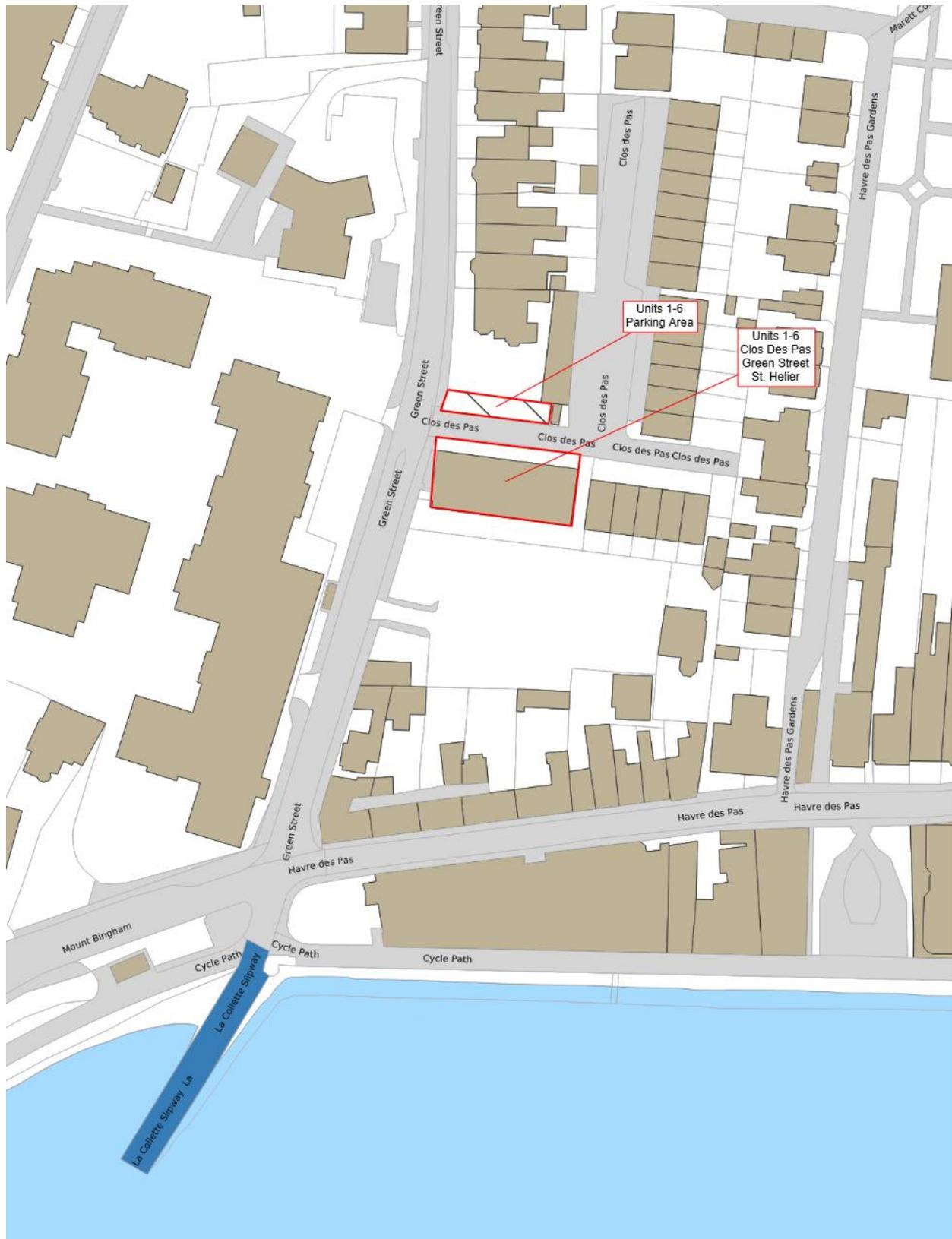
WHILST WE BELIEVE THESE PARTICULARS TO BE CORRECT NO RESPONSIBILITY CAN BE ACCEPTED FOR ANY INACCURACY

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