

# COMMERCIAL PROPERTY INVESTMENT OPPORTUNITY



**Sarre & Company**  
CHARTERED SURVEYORS

## **DICQ APARTMENTS DICQ ROAD ST SAVIOUR**



**FOR SALE £1,100,000**



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

Tel: 01534 888848 Fax: 01534 888849

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# DICQ APARTMENTS DICQ ROAD ST SAVIOUR

## LOCATION

The property is situated in the Parish of St. Saviour, on the south side of Dicq Road in a predominantly residential area.

Being approximately 300m from Havre Des Pas and 500m south of St Helier town centre, it is conveniently located for all the local amenities.

We attach a location plan for reference purposes.

## DESCRIPTION

Dicq Apartments is a three-story mid-terrace townhouse that has been converted into a Registered Lodging House with 9 individual units, making it a highly versatile property offering significant potential for both staff accommodation and income generation.

The ground-floor one bedroom apartment (currently the caretaker's unit) comes with the benefit of an outdoor area.

The other eight units each have their own kitchen and shower room to ensure privacy and comfort for all occupants.

Two of the units are registered as follows:

2x two adults and a child  
5x two adults  
2x single occupancy only.

All services are on the mains excluding gas.

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## LEASE / LICENSE

Flat	Registered for	Facilities	Rent PW	Notes
1	Two Adults + One Child under 5	En suite	£200.00	Occupied
2	Two Adults	En suite	£175.00	Occupied
3	One Adult	En suite	£175.00	Occupied
4	Two Adults + One Child under 5	En suite	£220.00	Occupied
5	Two Adults	En suite	£210.00	Occupied
6	Two Adults	En suite	£220.00	Occupied
7	Two Adults	En suite	£203.08	Occupied
8	Two Adults	En suite	£276.92	Occupied
9	One Adult	En suite	£156.92	Occupied

The lodging house currently receives approximately £95,500 per annum.

## TENURE

The property is being offered by way of a Freehold Sale. The lodging house units are let to multiple lodgers on simple license agreements, in line with the normal practice.

## PRICE

Asking £1,100,000 for the Freehold interest.

## LEGAL COSTS

Each Party to bear their own legal costs.

# DICQ APARTMENTS DICQ APARTMENTS ST SAVIOUR

## **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  
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JE2 3QR**

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**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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## ST SAVIOUR



### Digimap Address Locator



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