

3 Market Street, St Helier

Guide Price **£245,000**

BROADLANDS COMMERCIAL

Regulated by RICS

3 Market Street

St. Helier,

- A great location on the newly upgraded Halkett Street and neighbouring Market Street
- Asking price of £245,000
- For further information, please contact Nick Trower MRICS nick@broadlandsjersey.com
- Sole Agent

Location

The Property is located centrally within St Helier, approximately 100 metres to the north of the prime retailing area which is focused along King Street and Queen Street.

More specifically the properties front onto Market Street – which has recently been upgraded by the Parish. Within 25m to the west is the Central Market.

Occupiers within the immediate vicinity include several UK and local retailers and food & beverage outlets including Boots, Jersey Telecom, Alliance Waitrose supermarket, McDonald's, Eden by Claire, Amelie, One Motivation gym, Jade Garden, Rosie's Team Room and Hugo's Restaurant.

Description

The Property comprises a two-storey period terraced building of masonry construction with painted cement render and the building is Grade 3 listed (HE1726). Internally the property provides a retail unit on the ground floor with workshop and stores on the upper floor.



Accommodation

The Property has been measured in accordance with the RICS Code of Measuring Practice and provides a total net internal floor area of 791sq.ft (73.48 sq.m).

Ground Floor - Retail 254 sq ft

First Floor - Storage 537 sq ft

Total 791 sq ft.

Asking Price

The opportunity exists to acquire the freehold interests of the property, subject to the above noted lease, for a consideration over £245,000 exclusive of GST as applicable.

Legal Costs

Each party to bear their own legal costs and any other cost incurred in the purchase of this property.

Viewings

Strictly by appointment with the Vendor's sole agent.

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