

Ingleby, Clos du Bas, Bellozanne Road, St Helier

Asking price - £2,200,000

BROADLANDS COMMERCIAL

Regulated by RICS

Ingleby, Clos du Bas, St Helier

- 15 unit lodging house
- Annual net rental of £197,903 pa from lodging units and providing circa 9% return
- Would suit investors looking for a return or business looking for staff accommodation
- 15 car parking spaces
- Located in a good residential location
- Planning consent in place to create additional 5 x registered residential units
- For further information, please contact Nick Trower MRICS nick@broadlandsjersey.com or Guy Gothard FRICS guy@broadlandsjersey.com
- Sole Agent



Location

The Property is within easy walking distance of the amenities at First Tower and being only a five-minutes' drive out of town, it is also a stone's throw from St An-drew's Park and a short walk to St Aubin's beach, access to the cycle track and is on a very regular bus route into town and the west. The Property is situated at the western end of a cul-de-sac private roadway called Clos Du Bas and which is directly off from the main Bellozanne Road.

Description

The Property comprises a substantial 2 storey lodging house which is ideally situated in a quiet residential area in First Tower and the lodging house contains 15 units with an adjoining large car park area with 15 spaces.

The property was completely refurbished within the last 2 years to a great standard and comprises the following:

• Studio flats / kitchen diner / bedroom / bathroom.

• Full laundry facility for tenants.

• Storage if required.

• Fully fitted F&F, inventory available.

• All units including 2 bed caretaker flat non-qualified.

• All units have EPC certificates.

• Tenants dedicated garden/smoking area/external dry racks/external seating area.

• All units metered.

• All appliances PAT tested 2025.

• Fix wire certificate.

• Meraki WIFI installed.

• Full CCTV camera system internal public areas and exterior.

• Walk in condition.

The Property has full fire and lodging house certificates.







Planning
The Property benefits from a planning consent for the construction of 5 additional registered units. A full suite of information can be provided on request.

Rental
The current net rental income total £197,903 per annum. This represents a gross yield of 9%

Asking Price
The opportunity exists to acquire this property for a consideration of £2,200,000 exclusive of GST as applicable. Funding available if required.

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

Viewing
Broadlands Commercial Top Floor, 1 Library Place St Helier JE2 3NL 01534 874141 commercial@broadlandsjersey.com
www.broadlandscommercial.com

Strictly by appointment with the sole agent.

Nick Trower MRICS Director – Commercial

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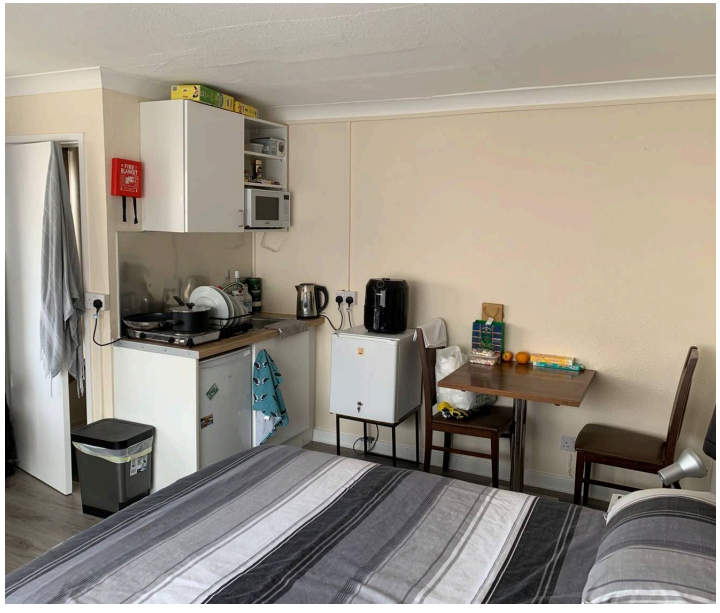
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