

Dunraven, 39 St. Saviours Road, St Helier
Asking £695,000

BROADLANDS
COMMERCIAL

Regulated by RICS

Dunraven, 39 St. Saviours Road, St Helier

- Registered Lodging House
- Excellent return currently 9.5%
- Great condition
- Settled residents
- Management can continue if required
- WhatsApp Don 07829 917172 / don@broadlandsjersey.com









Dunraven, 39 St. Saviours Road, St Helier

A top quality lodging house close to the town centre with a current gross income of £65,780 providing a return of 9.5%.

The accommodation over three floors compromises six units all let with established tenants. A rear garden provides space to relax on warm days and a communal laundry room is equipped with washing and drying machines.

All units are unqualified and the property is 100% owned in a clean company meaning the new owner can purchase without the need to pay stamp duty on the transaction.

OUTSIDE
Rear garden with tables and benches for residents.
Communal laundry with wash and dry machines.

MANAGEMENT
The property is currently managed by HDM Property Limited who are happy to continue if required.

GROUND FLOOR

Flat 1
Double bedsitting room with kitchenette. This room is serviced by a bathroom in the communal hallway. Current rental £205 per week. Registered for 2 persons.

Flat 2
Double bedsitting room with separate kitchen and ensuite shower room. Access to rear garden. Current rental £215 per week. Registered for 2 persons plus 1 child up to 5.

FIRST FLOOR

Flat 3
Double bedsitting room with kitchenette. This room is serviced by one of two shower rooms on the communal landing. Current rental £195 per week. Registered for 2 persons.

Flat 4
Double bedsitting room with separate kitchen. This room is serviced by one of two shower rooms on the communal landing. Current rental £230 per week. Registered for 2 persons plus 1 child up to 5.

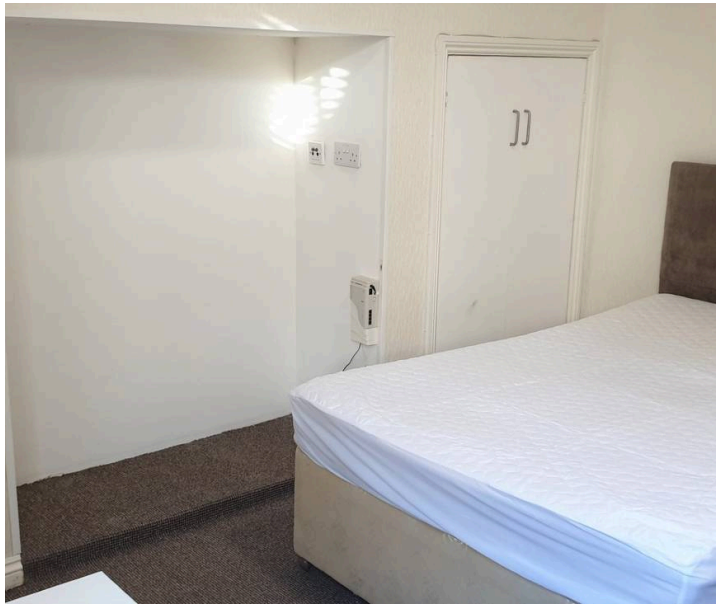
SECOND FLOOR

Flat 5
Double bedsitting room with kitchenette. This room is serviced by a bathroom on the communal landing. Current rental £195 per calendar month. Registered for 2 persons.

Flat 6
Double bedsitting room with separate kitchen and ensuite shower room. Current rental £225 per week. Registered for 2 persons plus 1 child up to 5.







Disclaimer

Broadlands for themselves and for the vendor(s) or lessor(s) of this property whose agents they are, give notice that:

1. These particulars do not constitute, nor constitute any part of, an offer or contract.

2. None of the statements contained in these contained in these particulars as to the property are to be relied on as statements or representations of fact.

3. Any intending purchaser or lessee must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars.

4. The vendor(s) or lessor(s) do not make or give and neither

Broadlands nor any person in their employment has any authority to make or give, any representation or warranty whatever in relation to this property. Unless otherwise stated all prices and rents are

quoted exclusive of GST. These details are believed to be correct at the time of compilation but may be subject to subsequent amendment.

B

COMMERCIAL