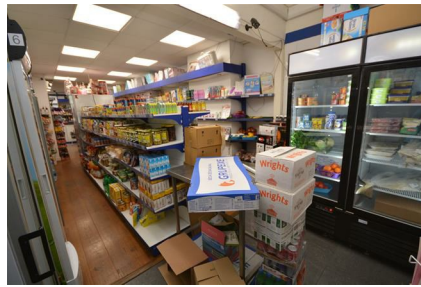


BROADLANDS

EST.

THE NUMBER **ONE** AGENT AT
NUMBER **ONE** LIBRARY PLACE

1973



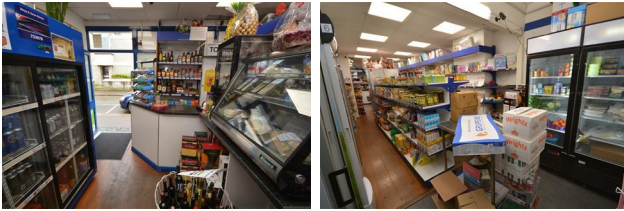
THE SHOP 26 GREAT UNION ROAD, ST. HELIER, JE2 3YA

£139,000 || Ref 627

- FULLY LET TOWN RETAIL SHOP
- PERFECT STARTER INVESTMENT
- PRODUCING INCOME OF £9,549 PA
- SOLE AGENT
- EXCELLENT LOCATION WITH BUSY PASSING TRADE
- APPROX 6.4% RETURN FROM LONG STANDING TENANT
- LEASED UNTIL JULY 2026
- CALL ERICA 07797712094

Excellent ground floor retail shop priced to sell! Situated in a busy residential area of St Helier with great passing trade. Fully let with good tenant. The shops sale area is approx 600 sq ft with rear store & toilet facilities of approx 140 sq ft. Currently let as a grocers on renewed nine year lease expiring in July 2026 (rent £9,549.24 p.a. paid in advance in equal quarterly installments). Contact Erica on 07797712094 or erica@broadlandsjersey.com for more information.

Shop



47.7 x 12.5ft.

Store Room

12.7 x 9.2ft.

Cloakroom

7.7 x 2.8ft.

Services

All mains (excluding gas).

Lease / Service Charge

Currently let on a renewed nine year lease until July 2026 (rent £9,549.24 p.a. paid in advance in equal quarterly installments).

Service charge for the shop £97.55 pcm.

DIRECTIONS: JT MAPS MAP 15 C6. Travelling from Devonshire Place, by the filter in turn continue on to Great Union Street then turn right on to Great Union Road. The property is a little way up on the RHS.

DISCLAIMER

These details are set out are for guidance and do not constitute any part of an offer or contract. Applicants should not rely on them as statements or representations of fact or that the property or its services or any systems or equipment are in good and working condition. Any reference to alterations to, or use of, any part of the property is not a statement that any planning, building regulations or other consent has been obtained. Title, planning and survey matters must be verified by any applicant taking advice from their appropriate professional adviser. No person being a principal, employee or consultant of Broadlands, has the authority to make or give any representation or warranty in respect of the property.