



40 New Street, St Helier

St. Helier

£575,000

An investment and development opportunity within the Charity Shop area of St Helier and benefitting from significant pedestrian and vehicular traffic. The premises stretches out to Union Court with a small garage/car port to the rear. There are a couple of sitting tenants within the buildings - one long term tenant currently on an extended 3 year lease. Considering the great town centre location, this property has a lot of potential. A must see - viewings arrange with Adam Lescop on adaml@gaudin.je

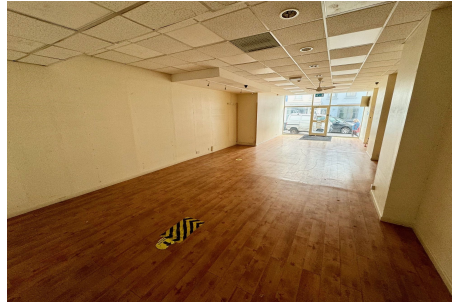
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22 Hill Street St Helier, Jersey JE2 4UA, Channel Islands



Gallery



Property Details

Location: 40 New Street, St Helier

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Key Features

For Sale	Potential Development / Investment Opportunity	Great town location former Oxfam shop
Garage / Car Port to the Rear	Early enquiries recommended	Ground floor commercial unit with large display window
Vendors Sole Agent	Circa 4000 sq ft	1st floor currently tenanted

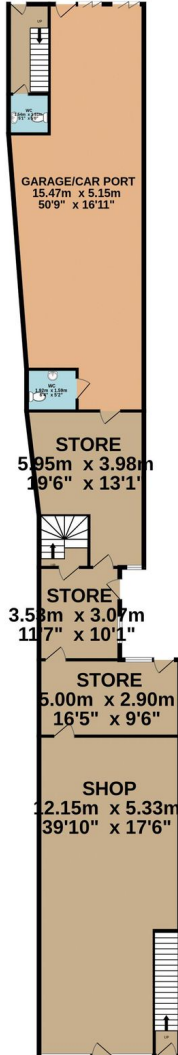
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Floor Plans

GROUND FLOOR
191.5 sq.m. (2061 sq.ft.) approx.



1ST FLOOR
136.3 sq.m. (1467 sq.ft.) approx.



2ND FLOOR
41.2 sq.m. (443 sq.ft.) approx.



TOTAL FLOOR AREA: 369.0 sq.m. (3972 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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