



## 47 New Street, St Helier

St. Helier

# £355,000

Welcome to this exciting opportunity to purchase a property with a commercial unit on the ground floor and a 2 bedroom apartment above. (Whole block for sale) This property offers an amazing location in the heart of St Helier, whether you're a first time investor looking for a good return or experienced looking to expand your portfolio, this property is perfect to meet all of your needs. The downstairs commercial unit was previously let to a charity.

Telephone: 01534 730 341

Email: [sales@gaudin.je](mailto:sales@gaudin.je)

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



# Gallery



# Property Details

**Location:** 47 New Street, St Helier

Welcome to this exciting opportunity to purchase a property with a commercial unit on the ground floor and a 2 bedroom apartment above. (Whole block for sale) This property offers an amazing location in the heart of St Helier, whether you're a first time investor looking for a good return or experienced looking to expand your portfolio, this property is perfect to meet all of your needs. The downstairs commercial unit was previously let to a charity.

**Telephone:** 01534 730 341

**Email:** [sales@gaudin.je](mailto:sales@gaudin.je)

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

# Key Features

For Sale	Beds: 1	Baths: 1
Investment Opportunity	Commercial unit and one bedroom apartment	Great location in the town of St Helier
Current commercial tenant	Good return	Circa 1300 sq ft

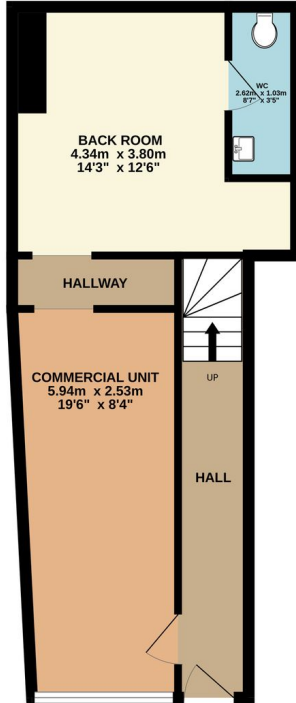
**Telephone: 01534 730 341**

**Email: [sales@gaudin.je](mailto:sales@gaudin.je)**

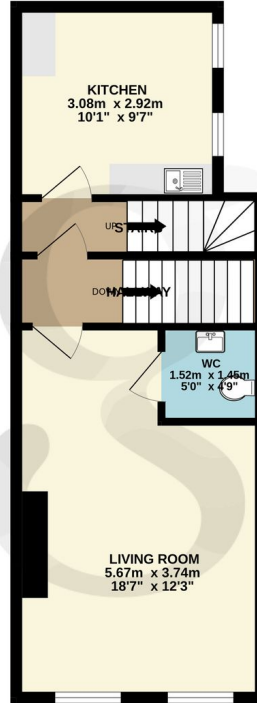
22 Hill Street St Helier, Jersey JE2 4UA, Channel Islands

# Floor Plans

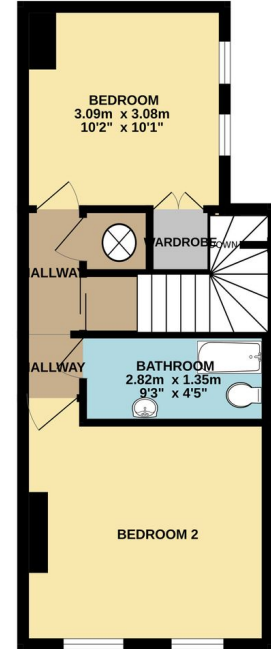
GROUND FLOOR  
39.3 sq.m. (423 sq.ft.) approx.



1ST FLOOR  
36.9 sq.m. (397 sq.ft.) approx.



2ND FLOOR  
33.6 sq.m. (362 sq.ft.) approx.



TOTAL FLOOR AREA: 109.8 sq.m. (1182 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.

Made with Metropix ©2024

Telephone: 01534 730 341

Email: sales@gaudin.je

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