QUÉRÉE
PROPERTY CONSULTANTS

RETAIL INVESTMENT

WILLIAM HILL| PRINCES TOWER ROAD | ST SAVIOUR

ASKING £315,000 Freehold

- 20-Year Lease – 21/03/44
- Rental - £23,000 P/A
- 3-Yearly JRPI Rent-Reviews
- 7.30% Gross Yield

RICS
Regulated by RICS

Quérée Property Consultants Ltd
1st Floor, 6 Broad Street
St Helier, Jersey, JE2 3RR

T: 01534 630660
M: 07797 913049 / 077978 40008
E: lucy@queree.je / Jonathan@queree.je
W: queree.je

LOCATION

The property is located in the Parish of St Saviour, on the south side of Princes Tower Road, close to the Five-Oaks roundabout and directly opposite Morrisons supermarket / petrol station. We attach a location plan for identification purposes.

DESCRIPTION

The property, which forms the ground floor only, benefits from a prominent, glazed-frontage onto Princes Tower Road incorporating a ramped pedestrian access which provides access for disabled persons. Internally, the property provides mainly open-plan retail space – currently adopted by William Hill Bookmakers as a betting office – with customer counter to the rear and ancillary space providing staff office, staff W.C., kitchenette and disabled customer W.C. The space is fitted out to a good standard providing suspended ceiling, fluorescent lighting and comfort cooling / heating.

ACCOMMODATION

The Net Internal Area of the property is as follows:

Retail Sales - 781 Sq.Ft / 72.56 Sqm

Ancillary - 123 Sq.Ft / 6.10 Sqm

Quérée Property Consultants Ltd advises that: 1. These particulars are not intended to nor do they constitute a contract. 2. The statements contained in these details should not be relied upon as statements of fact. 3. As prospective purchaser or lessee you must satisfy yourself that the statements made in these details are correct. 4. Quérée Property Consultants Ltd has no authority to make or give, any representation or warranty whatever in relation to this property. Unless otherwise stated all prices and rents are quote exclusive of GST. These details are believed to be correct at the time of compilation but may be subject to amendment.

TENURE / LEASE TERMS

The Property is subject to a 20-year Full Repairing & Insuring lease commencing 22/03/24, terminating 21/03/44 (subject to tenant break options at the expiry of years 10 & 15) to "B J O'Connor Ltd"; guaranteed by "William Hill Organization Ltd". The passing rent is £23,000 P/A; subject to upward-only rent reviews 3-yearly, in line with the JRPI (subject to a cap on any increase of 10.00%).

OPPORTUNITY

The opportunity exists to acquire the Property by way of flying-freehold, subject to the above noted lease, for a consideration of **£315,000 exclusive of GST as applicable. A sale at this level would reflect a Gross Yield of 7.30%.**

LEGAL COSTS

Each party will bear their own legal costs and any other costs incurred in the acquisition of this property, whether or not a transaction completes.

VIEWING

Strictly by appointment with the vendor's sole agent, Quérée Property Consultants Ltd by contacting **Jonathan Quérée MRICS or Lucy Schooling MRICS**:

Quérée Property Consultants Ltd
1st Floor Office, 6 Broad Street
St Helier, Jersey, JE2 3RR

T: 01534 630660
M: 07797 844755 / 077978 40008
E: lucy@queree.je / Jonathan@queree.je
W: queree.je

Quérée Property Consultants Ltd advises that: 1. These particulars are not intended to nor do they constitute a contract. 2. The statements contained in these details should not be relied upon as statements of fact. 3. As prospective purchaser or lessee you must satisfy yourself that the statements made in these details are correct. 4. Quérée Property Consultants Ltd has no authority to make or give, any representation or warranty whatever in relation to this property. Unless otherwise stated all prices and rents are quote exclusive of GST. These details are believed to be correct at the time of compilation but may be subject to amendment.

QUÉRÉE
PROPERTY CONSULTANTS