Maillard &Co

For Sale

£ 810,000

8-10 La Colomberie



"Investment opportunity 2 one bed apartments and 2 retail units generating a healthy monthly income."

2	2	3
Bedrooms	Receptions	Bathrooms

T: 01534 880 880 • residential@maillardandco.com

RICS Jeaa JERSEY ESTATE AGENTS' ASSOCIATION naea | propertymark PROTECTED

Property features

- investment opportunity
- Two double bedroom apartments with large lounge and kitchen
- 2 ground floor retail units on a busy high street front
- all units let and generating a monthly income



Property details

Investment opportunity 2 one bed apartments and 2 retail units generating a healthy monthly income.

This property presents an attractive income-producing investment opportunity, comprising two ground-floor retail units together with two one-bedroom apartments.

The property currently generates in excess of £40k+ per annum in rental income, providing an established income stream from a diversified mix of commercial and residential accommodation.

There is also scope to enhance the overall investment return, with one of the one-bedroom apartments currently being utilised as an office and offering the potential to be re-converted to residential accommodation, subject to the necessary consents.

The combination of existing rental income, multiple income streams and potential for future rental growth or reconfiguration, makes this an interesting proposition for investors seeking both ongoing income and longer-term capital growth potential.

FOUR FULLY LET UNITS

Guide Price £810,000

Current Rental Income £40,119.12 PA

Gross Rental Yield 4.95%

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Disclaimer

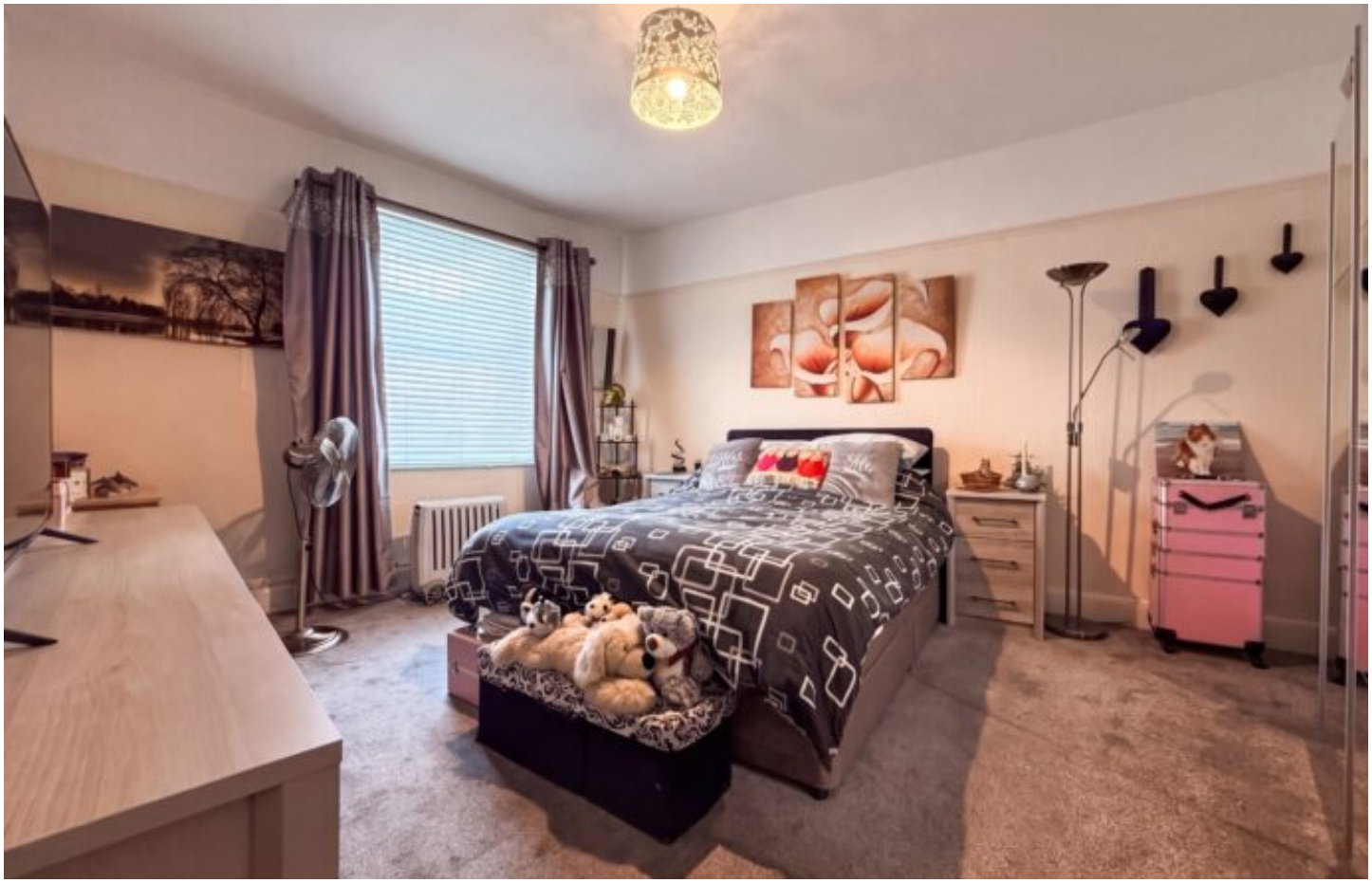
Please call Maillard & Co on 880 880. Please note that all areas and measurements given in these particulars are approximate and rounded. The text, photographs and floor plans are for general guidance only.

Once an offer is accepted and negotiations for the purchase of a property are entered into, the prospective purchasers will be asked to produce photographic identification (passport or driving licence) and proof of residency documentation eg, a current utility bill together with confirmation of source of funds. This is in order for us to comply with the current Money Laundering Legislation.













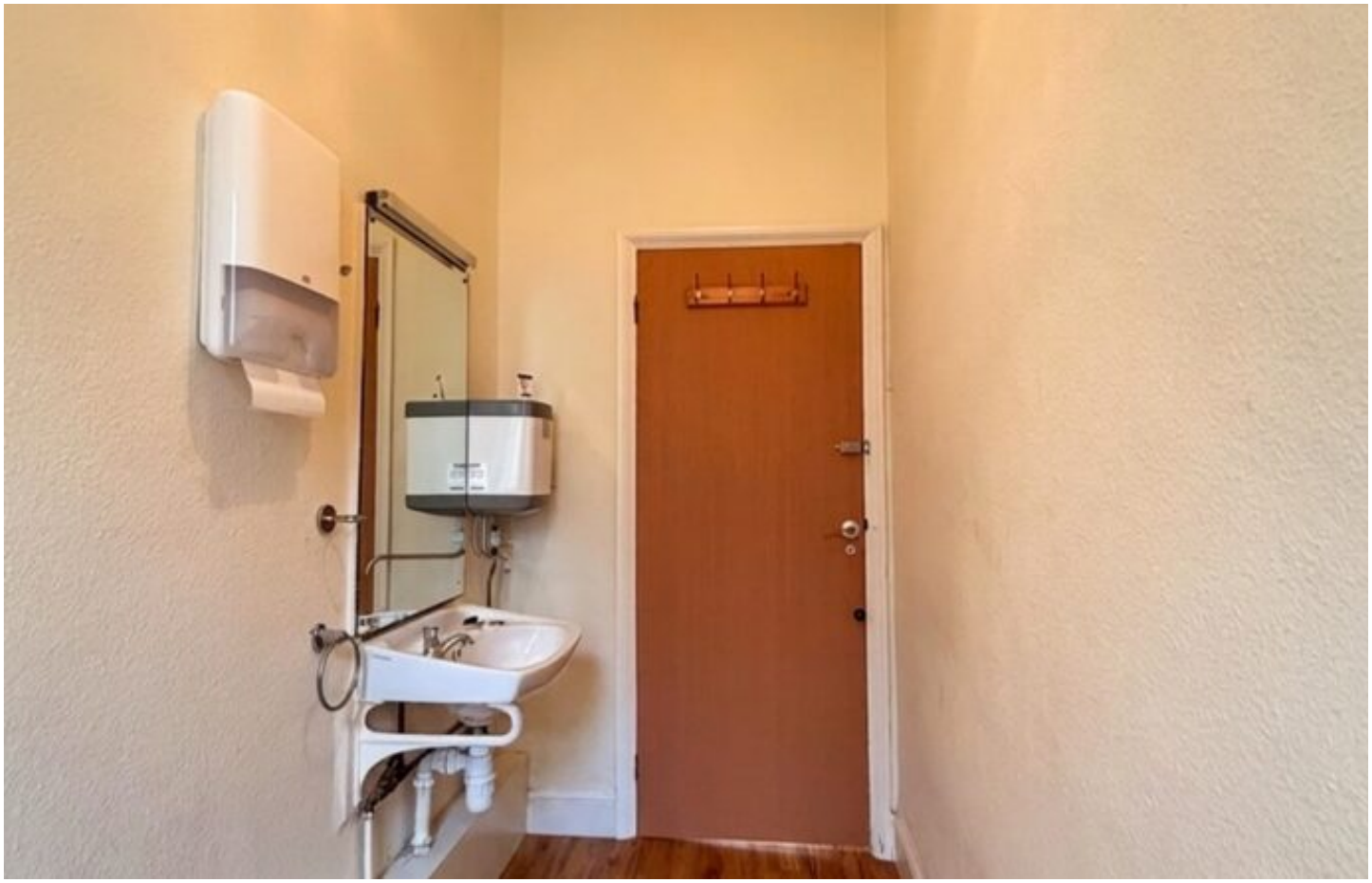

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HEALTH AND
SAFETY LAW




ALTERATIONS

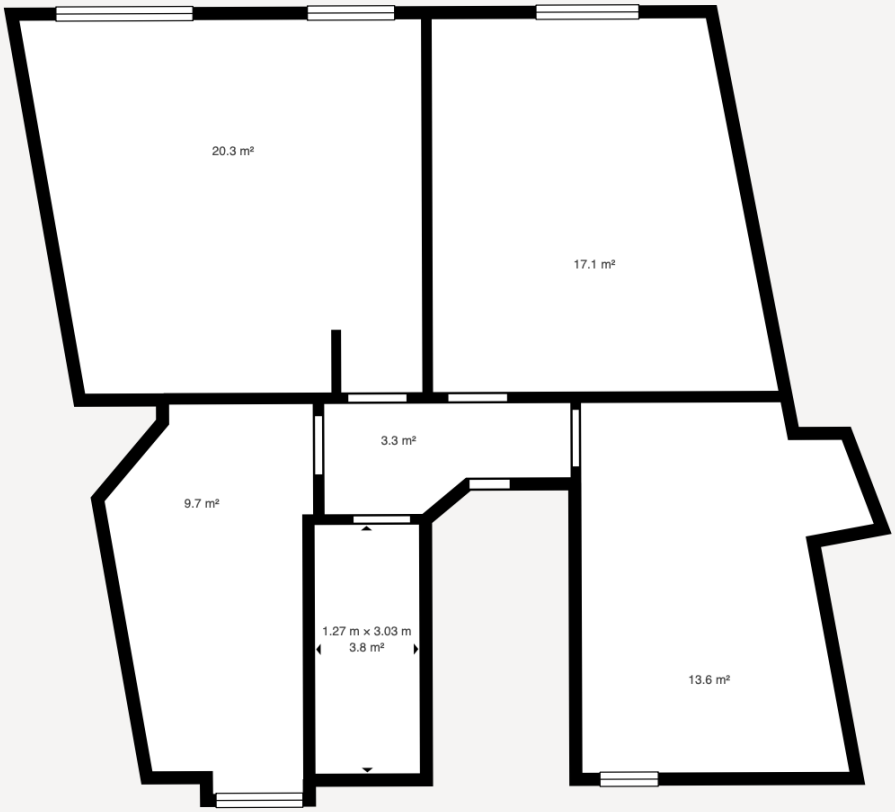

WELCOME




RM Carpentry & Builders
Painters & Decorators
07829 991 007







Matterport Property Report:

La Colomberie top floor

Gross Floor Area - Full Property 79.4 m² | **Floor 1** 79.4 m²

Sizes and dimensions are approximate, actual may vary

Visit 3D space on Matterport



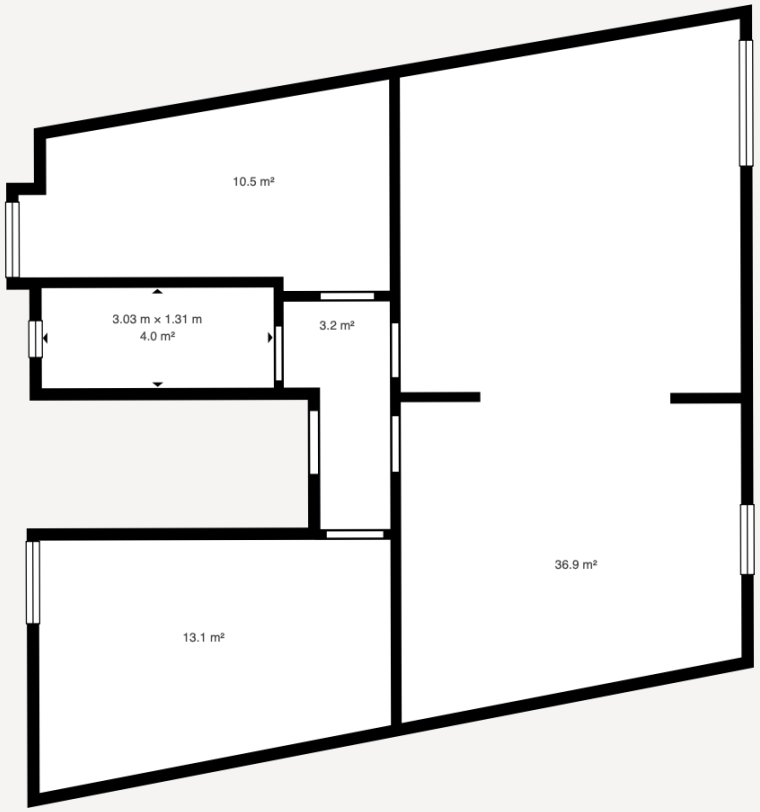
Matterport Property Report:

Flat 3, 14 La Colomberie

Gross Floor Area - Full Property 54.5 m² | **Floor 1** 54.5 m²

Sizes and dimensions are approximate, actual may vary

Visit 3D space on Matterport



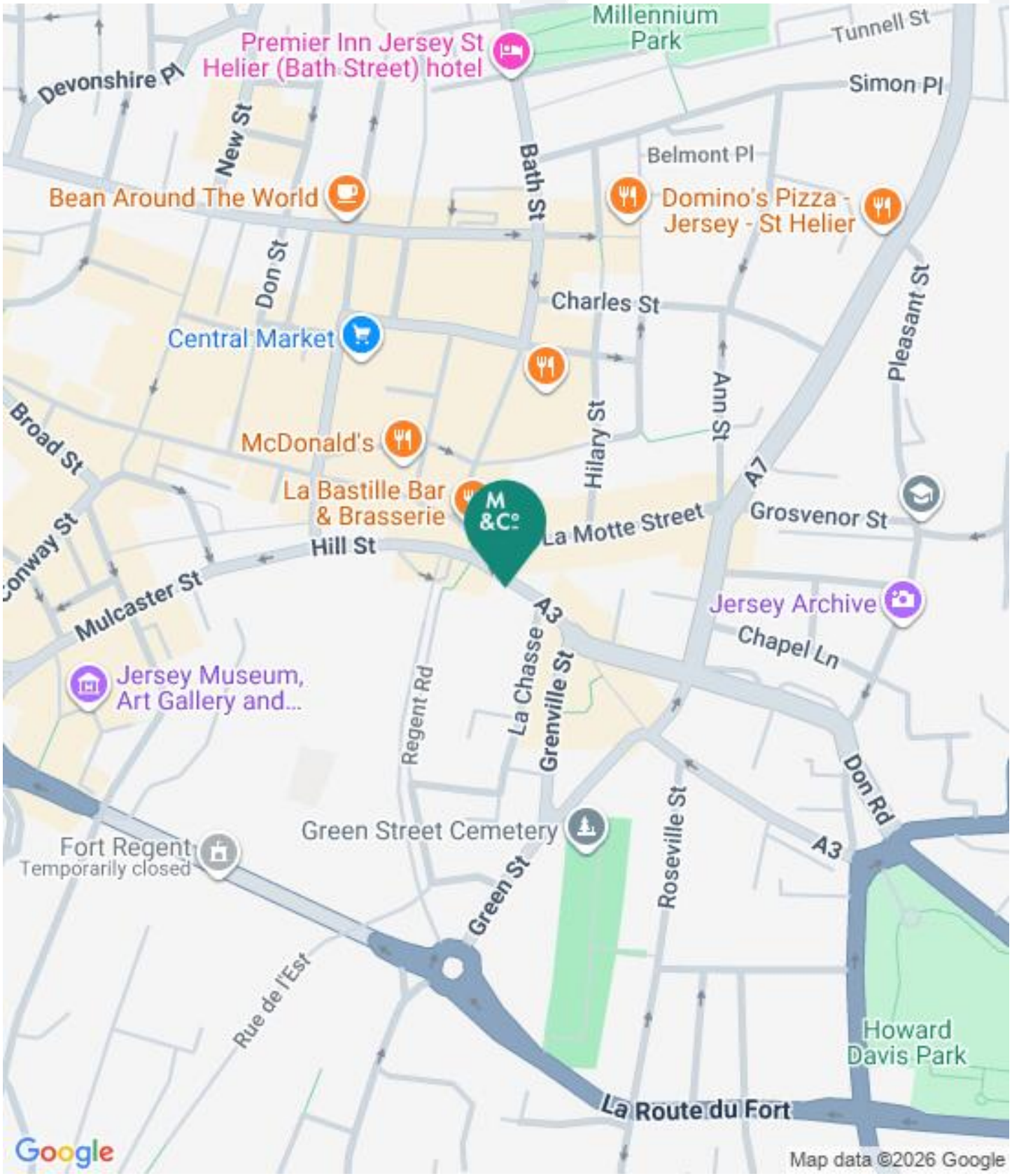
Matterport Property Report:

8 La Colomberie JE2 4UZ ST. HELIER, JERSEY (CHANNEL ISLANDS UNITED KINGDOM

Gross Floor Area - Full Property 78.3 m² | **Floor 1** 78.3 m²

Sizes and dimensions are approximate, actual may vary

Visit 3D space on Matterport


Millennium Park
Premier Inn Jersey St Helier (Bath Street) hotel
Tunnell St
Devonshire Pl
Simon Pl
New St
Bath St
Belmont Pl
Bean Around The World
Domino's Pizza - Jersey - St Helier
Don St
Charles St
Central Market
Pleasant St
Ann St
Hilary St
Broad St
McDonald's
A7
La Bastille Bar & Brasserie
M &C°
La Motte Street
Grosvenor St
Conway St
Hill St
Mulcaster St
Jersey Archive
A3
Chapel Ln
Jersey Museum, Art Gallery and...
Regent Rd
La Chasse
Grenville St
Don Rd
Roseville St
Green Street Cemetery
Fort Regent
Temporarily closed
Green St
A3
Rue de l'Est
Howard Davis Park
La Route du Fort
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