

FOR SALE



MONT FELARD BAR & LODGING ACCOMMODATION

La Route de St Aubin, St Lawrence, JE3 1LL

**PROMINENT BUILDING WITH REGISTERED LODGING
HOUSE STATUS AVAILABLE FOR SALE**

Proposal

Offers are sought in excess of £2,000,000 subject to contract and exclusive of GST (if applicable). A purchase at this level reflects a yield in excess of 8%, assuming purchaser costs of 4.5%, gross of operating costs.

Key Features

- Strong income profile with the property fully let and generating £167,400 per annum.
- Value add potential once the pub lease expires in March 2027, offering options to re-let or convert the ground floor, subject to planning.
- Optional expansion or redevelopment through possible acquisition of neighbouring properties for a larger scheme.

Description

Mont Felard is a substantial mixed-use property comprising a registered lodging house and a public house. Situated on Jersey's southern coast in the Parish of St Lawrence, it enjoys a convenient location just west of St Helier.

The property features 13 en-suite lodging units (a mix of 1-bedroom flats and studios) over first, second and third floors, all set on a generous 0.26 acre site. The lodging units are fully let on rolling 3-monthly licenses. The public house, let to Randalls Brewery until 10th March 2027, occupies the ground and part first floor, providing ample lounge seating and a large bar, as well as and a large commercial kitchen, which is currently sublet on a rolling lease to a pizza outlet, with 1 month's notice required to terminate. There is a large 2-bedroom flat on the 2nd floor which also falls under the pub lease.

The building provides a rental income of £167,400 per annum (£37,800 for the pub lease, £129,600 for the lodging units), with scope for further enhancement of the lodging house facilities following expiry of the pub lease.

Location

Mont Felard is located on the busy thoroughfare of La Route de St Aubin at the foot of Mont Felard Hill, approximately 3km west of St Helier town centre. The property sits on a principal coastal route linking St Helier and St Aubin, with St Aubin's Bay, sandy beach and seafront amenities a short walk away.

The surrounding Millbrook and Bel Royal area offers local shops and established parks, including Coronation Park. The village of St Aubin is approximately 5 minutes' drive to the west, while St Helier's business and retail centre lies around 5 minutes to the east. Jersey Airport is approximately 4km to the west and a 10 minute drive. The property benefits from an immediate access to more than seven bus routes, including Route 15 serving the airport, and with up to twelve services an hour to Liberation Station terminus.

Property Description

- Ground Floor: Public house (let to Randalls Brewery), featuring a bar area and lounge seating.
- 1st Floor: Further lounge seating and kitchen, and 5 x 1-bedroom/Studio lodging units.
- 2nd Floor: A large 2-bedroom apartment and 4 x 1-bedroom/Studio lodging units.
- 3rd Floor: 4 x 1-bedroom/Studio lodging units. The units to the front of property enjoy stunning views out to St Aubins Bay.

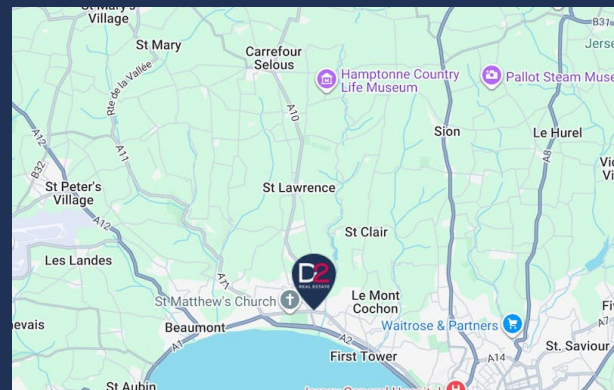
In total, there are 13 lodging units, comprising 4 x 1-bedroom apartments and 9 studios, all of which are ensuite. The entire accommodation is complemented by on-site parking for up to 20 vehicles. Further lease details are available upon request.

Tenure

Freehold

Legal Fees

Each party to bear their own legal costs and any other cost incurred in the sale of this property.



Viewing & Further Information

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