



FC161

**BRACKLA 45 VAL PLAISANT, ST. HELIER, JERSEY, JE2  
4YT**

Asking Price

**£825,000**

## Property details

FREEHOLD - This registered lodging house stands as an ideal investment opportunity, presenting itself as a lucrative venture for prospective investors. With its twelve well-appointed rooms across three floors, this lodging house offers a promising avenue for generating substantial returns. The ground floor features caretaker accommodation and two ensuite rooms, while the upper floors provide a mix of shared and private facilities across the remaining nine rooms. There is parking for 1/2 cars in tandem and with the property's strategic location and yearly revenue of £80,580 make it an enticing prospect for investors looking to capitalize on the hospitality market.

## Outside

Parking at the back for 1/2 cars in tandem

## Services

All mains, electric heating throughout

Registered lodging house - comprising 12 units

Income - £74,076 PA

## Directions

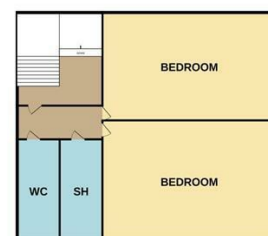
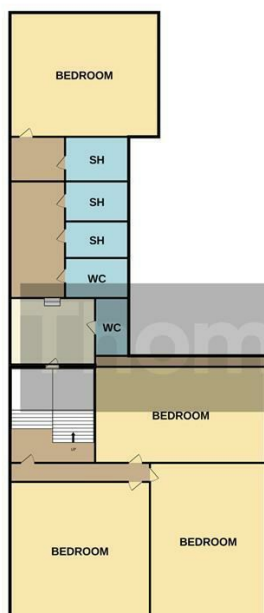
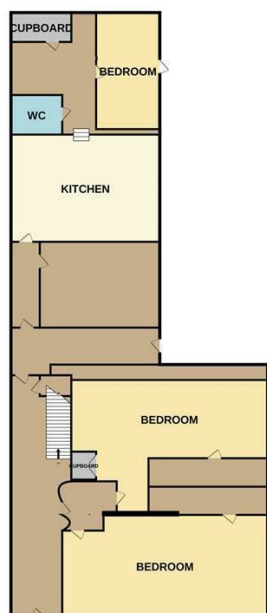
Heading North on New Street towards Val Plaisant, the property is on the LHS just after the Morrissons before the junction.

GROUND FLOOR

1ST FLOOR

2ND FLOOR

3RD FLOOR



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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