



Cheh Cheh

Commercial Unit
La Neuve Route,
St Aubin
JE3 8BS

£1,395,000

FC113

****NEW BUILD COMMERCIAL OPPORTUNITY****

Situated in the picturesque and highly sought-after village of St Aubin, this delightful mixed-use property offers a unique opportunity to enjoy both commercial and residential space in a prime coastal location.

The ground floor features a well-presented retail unit, currently operating as a stylish home furnishings shop. The unit includes a kitchenette and a WC, making it fully self-contained and functional for a variety of business uses.

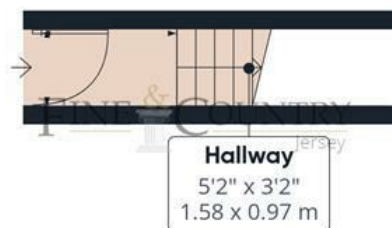
Upstairs, you'll find a beautiful purpose built newbuild one-bedroom apartment, finished to a high standard with comfort and character in mind. The apartment boasts a spacious open-plan living area that combines the kitchen, dining room, and lounge, perfect for modern living. A balcony offers lovely views towards St Aubin, ideal for enjoying your morning coffee or evening sunsets. The property also includes a well-appointed bathroom and a handy storage cupboard.

At the rear, there is a charming courtyard providing a private outdoor space, along with 2 dedicated parking spaces, an invaluable asset in this popular location.

Just moments from the beach, local coffee shops, restaurants, and other amenities, this property is perfectly situated for both lifestyle and convenience. Whether you're looking for a live-work opportunity or a smart investment, this gem in St Aubin is not to be missed.







Ground Floor

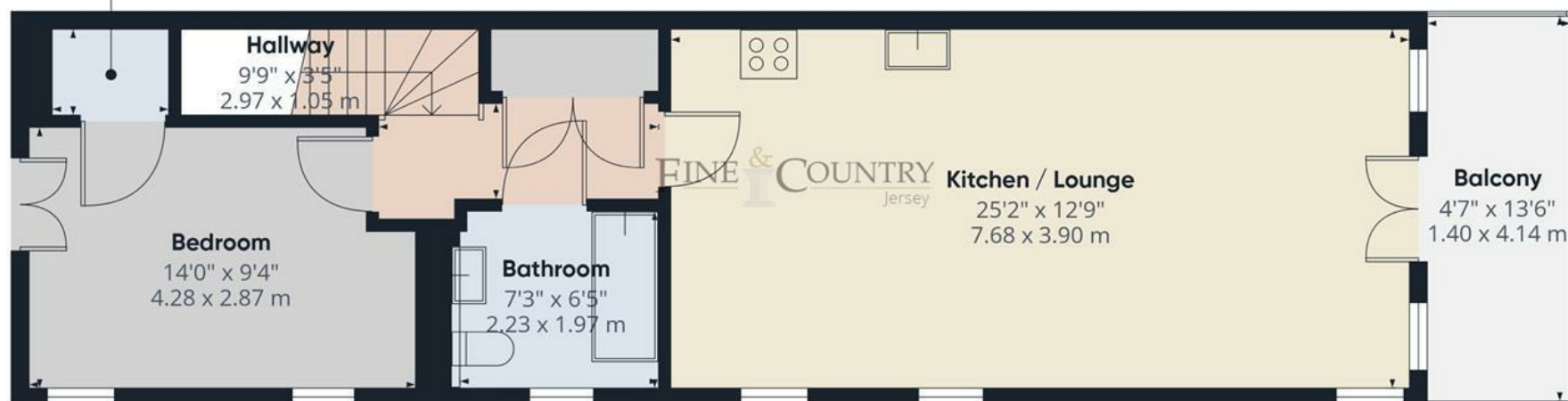
Approximate total area⁽¹⁾

603 ft²
56 m²

Balconies and terraces

62 ft²
5.8 m²

Laundry Room
4'1" x 3'0"
1.27 x 0.93 m



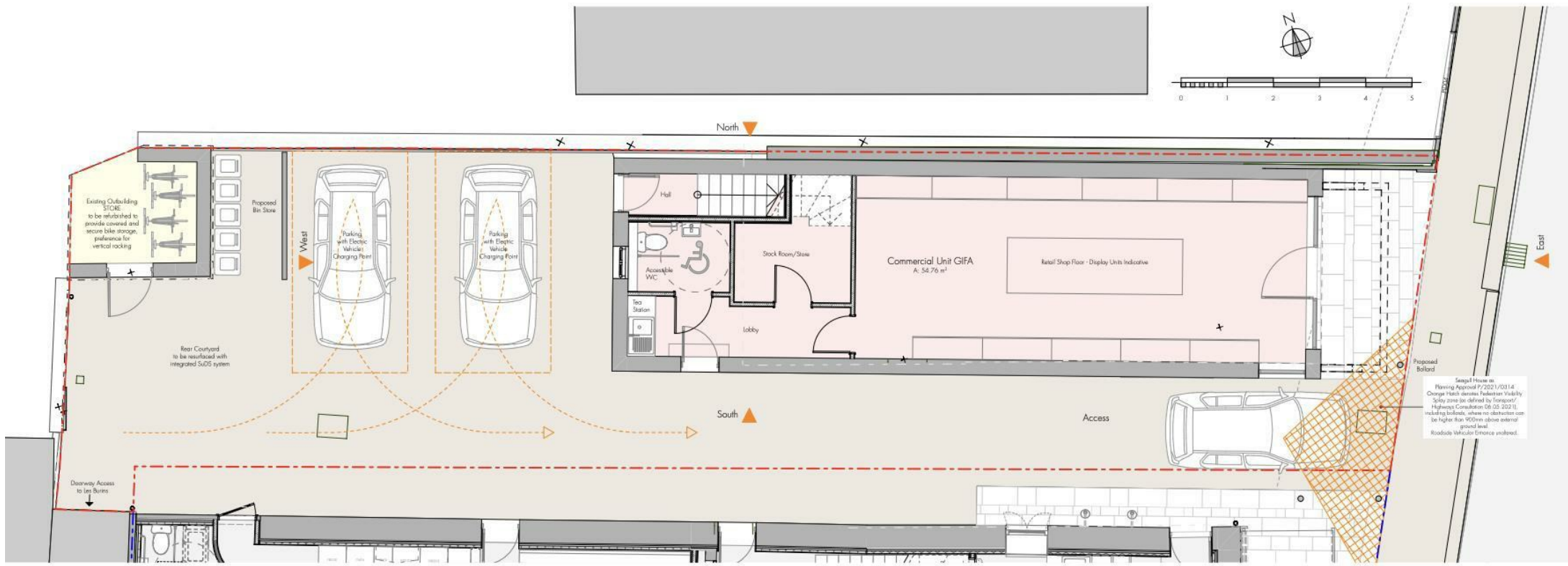
Floor 1

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



Proposed Ground Floor Plan

Outside

South facing balcony

Parking to the rear

Storage

Services

All mains except gas

Directions

Proceed from St Helier to St Aubin and Cheh Cheh is on your right hand side next to The Loft

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