



FOR SALE

SPARKET SITE

Les Gellettes, St Lawrence, Jersey, St Lawrence, JE3 1EN

INCOME PRODUCING COMMERCIAL SITE AVAILABLE
FOR SALE

1.75 ACRES

Summary

Available Size	1.75 Acres
Price	Price on application
EPC Rating	Not applicable

Key Features

- Large open 1.75 acre site comprising vehicular storage, various small buildings, and a bungalow.
- Currently producing an income of £123,000 per annum across the whole site.
- Convenient location between St Helier and Jersey Airport.

Description

The property comprises a 1.75 acre site, currently predominantly used as vehicle storage, together with several small buildings used for workshop and warehouse type accommodation.

A bungalow forms part of the site positioned adjacent to the site entrance, which provides three bedrooms, a kitchen, living room and one bathroom. Externally there is a paved patio to the front and a large garden to the rear, as well as a parking area providing space for c. 3 cars. The accommodation is in good condition.

The site is immediately available for sale, and would be suitable for an owner occupier looking to purchase a commercial site, as well as investors looking for a stable income producing asset.

Location

The property is positioned to the north of Beaumont Village, accessed from Les Gellettes Lane via a gravel track with a shared entrance with Hudson Motor Company.

Les Gellettes is approached from one of Jersey's main arterial routes, La Vallée de St Pierre, providing convenient access towards Victoria Avenue to the south and St Peter's village to the north.

The site is approximately a 12 minute drive from the centre of St Helier and St Helier Harbour, and less than a 10 minute drive from Jersey Airport.

Use

The property is currently used for open vehicle storage, together with workshop and warehouse accommodation within the ancillary buildings.

Lease Terms

Main Site:

Straight 5 year lease to WP Recycling expiring in August 2029.

Current passing rent of £103,000. This is subject to annual fixed increases as follows:

September 2026: £106,090

September 2027: £109,272

September 2028: £112,550

Under the headlease are several subleases in place, primarily associated with vehicle storage. Details and schedule of rents for the subleases are available on request.

Bungalow:

Straight 5 year lease expiring on 31st March 2029.

Current passing rent of £20,000 per annum.

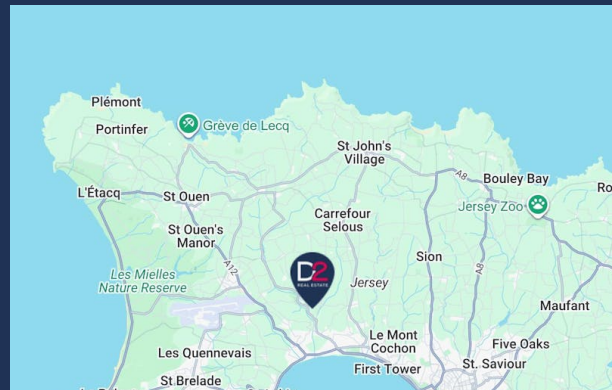
Fixed uplift to £25,000 per annum taking place in April 2027.

Tenure

The site is held 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

Ben Le Gallais

+44 (0) 1534 716242 | 07797 895005

Ben.LeGallais@d2re.co.uk

Evan Whitson

+44 (0) 1534 716233 | 07797 724043

evan.whitson@d2re.co.uk



D2 Real Estate Limited for themselves and for the vendor(s) or lessor(s) of this property whose agents they are, give notice that: 1. These particulars do not constitute, nor constitute any part of, an offer or contract. 2. None of the statements contained in these particulars as to the property are to be relied on as statements or representations of fact. 3. Any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 4. The vendor(s) or lessor(s) do not make or give and neither D2 Real Estate Limited nor any person in their employment has any 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 subsequent amendment. Generated on 19/05/2026



Digimap Address Locator



40 80 120 160 m

1:1,770.8899