



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.

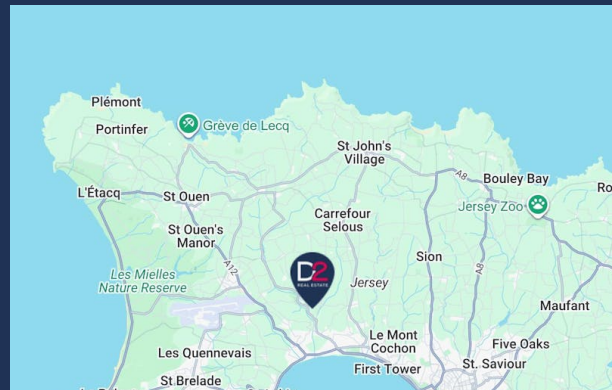
Fixed uplift to £25,000 per annum taking place in April 2027.

## 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

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