

COMMERCIAL PROPERTY RETAIL OPPORTUNITY



Sarre & Company
CHARTERED SURVEYORS

THE RESTAURANT & COFFEE SHOP

JE RETAIL PARK,
QUEENS ROAD,
ST HELIER,
JERSEY

APPROXIMATELY
1,365 SQ.FT

NEW LEASE AVAILABLE

16 Gloucester Street, St.Helier, Jersey, Channel Islands, JE2 3QR.

Tel: 01534 888848 Fax: 01534 888849

Email: property@sarreandcompany.co.uk www.sarreandcompany.co.uk



The Restaurant & Coffee Shop, JE Retail Park, St Helier

LOCATION

The JE Retail Park is located immediately due North of St Helier town centre, being but a short drive from the Central Business District.

More specifically, the premises are located on the Western side of Queens Road, which is the main arterial route leading North from St Helier's ring road.

We attach a site plan and location plan for reference purposes.

DESCRIPTION

The Powerhouse retail unit was completed in 2000 and was constructed within the shell of the former power station.

The property has been rebuilt to accommodate substantial open plan retail premises at ground floor level, occupied by Majestic Wine; The Powerhouse, Jersey Electricity's retail business, together with the popular CaféZone coffee shop/restaurant facility, which approximately cover 40,000 sq ft.

In addition to the ground floor retail premises Sure and Jersey Electricity occupy the majority of the offices above together with 3 other tenants spread over approximately 80,000 sq ft.

The site also accommodates a separate B&Q DIY store and Garden Centre, which extends to some 35,000 sq ft. as well as Health Plus Medical Centre and Pharmacy. On site are 386 customer parking spaces spread over surface and underground parking areas.

The premises themselves are located within the heart of the retail park benefiting from being fitted-out.

We attach a plan for reference purposes.

ACCOMMODATION

The demised area equates to approximately 1,365 sq.ft.

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OPPORTUNITY

The opportunity exists for an operator to take on this busy outlet from December 2026 with the preference being to an established business operator that will offer good quality fare for both visitors to the JE Retail Park and the workforce already on site.

TENURE

The premises are available to let by way of a new internal repairing and insuring style lease, with Occupier Rates and electricity consumed on site being paid direct and with the Lessee reimbursing Foncier Rates and a small percentage of the annual building insurance premium. Rent reviews are three yearly in line with the percentage increase in Jersey Retail Prices Index.

RENT

Asking £28,500 per annum.

Further Information/Viewing

For further information or to view the premises please contact either of the Vendor's Sole joint agents:

**Alistair M Sarre BSc MRICS,
Simon Gale LLB Hons AssocRICS
Or Reece Sarre**

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**Jonathan Quérée MRICS
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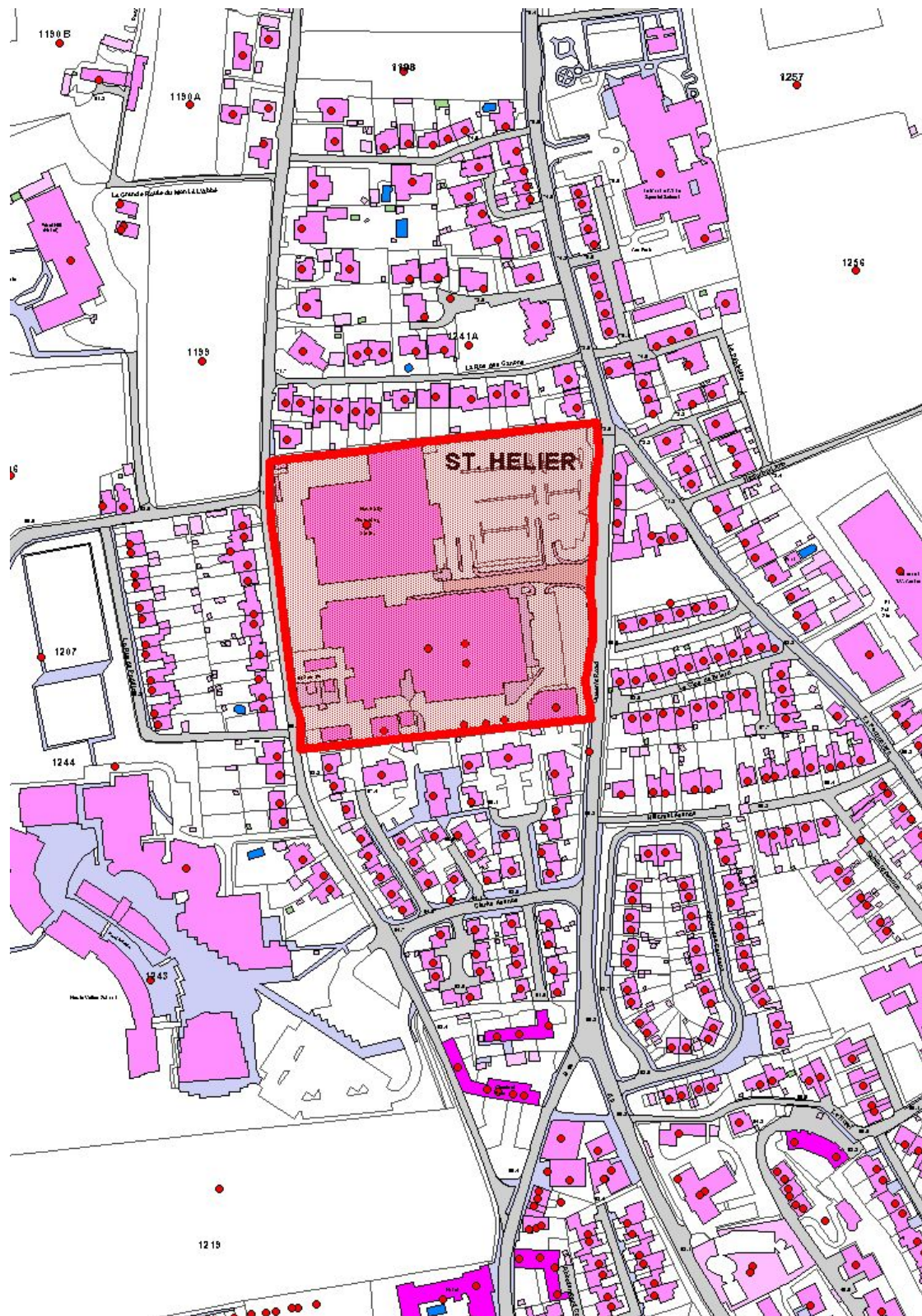
WHILST WE BELIEVE THESE PARTICULARS TO BE CORRECT NO RESPONSIBILITY CAN BE ACCEPTED FOR ANY INACCURACY

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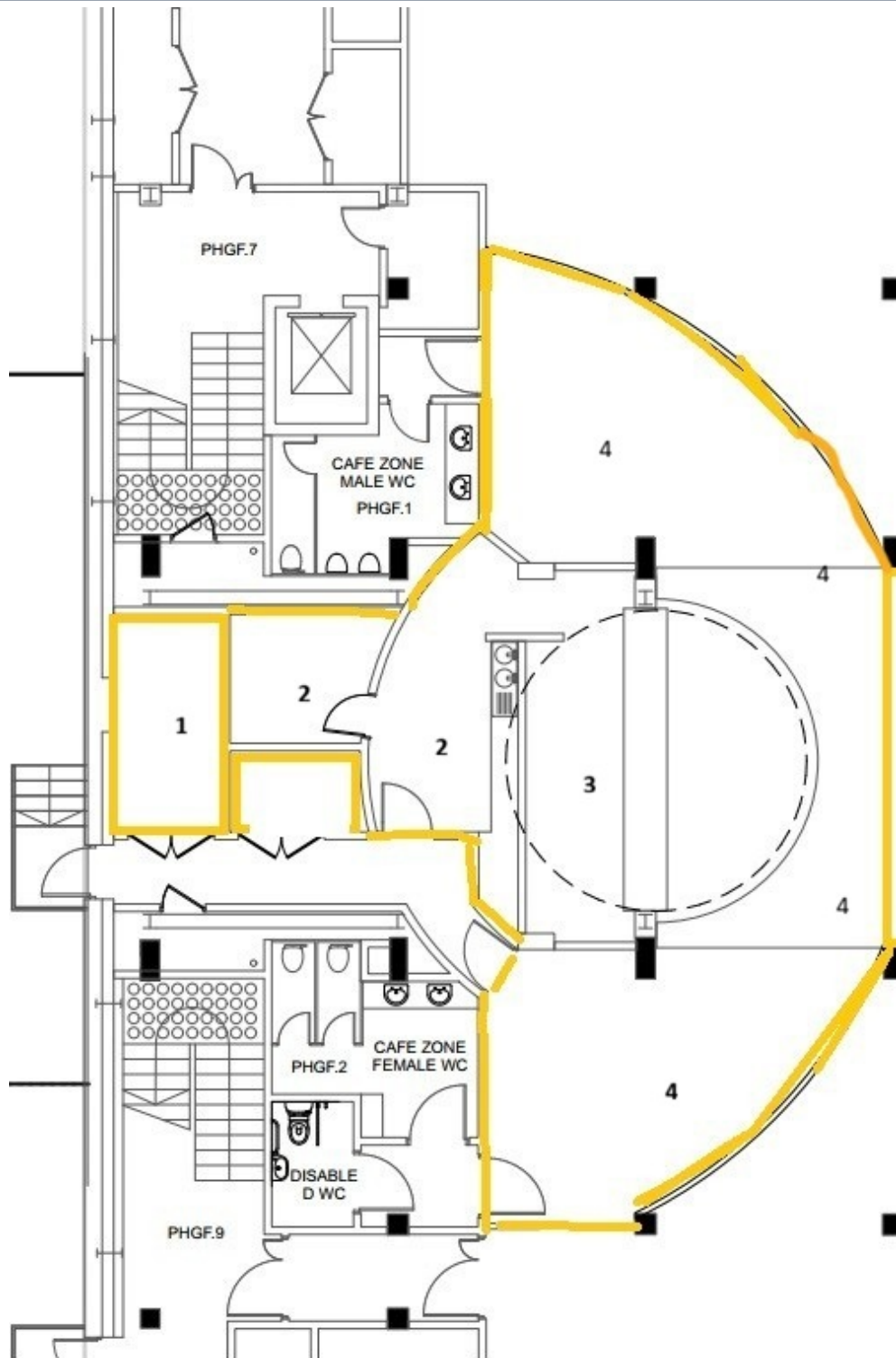


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The Restaurant & Coffee Shop, JE Retail Park, St Helier



1 Dedicated Storage Room; 2 Kitchen; 3 Customer Service Counter; 4 Seating Area.
Toilets and communal areas are maintained and cleaned by the Landlord.

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