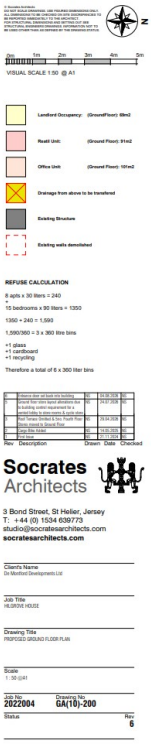
COMMERCIAL PROPERTY
OFFICE OPPORTUNITY

Sarre & Company
CHARTERED SURVEYORS

GROUND FLOOR COMMERCIAL PREMISES
HILGROVE HOUSE
HILGROVE STREET
ST HELIER



GROUND FLOOR PLAN
Scale 1:50



APPROXIMATELY 822 SQ.FT.

FOR SALE

RICS Regulated by RICS

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 Property Ombudsman

HILGROVE HOUSE, HILGROVE STREET, ST HELIER

LOCATION

Hilgrove House is located in a prominent and accessible position off Hilgrove St, within the Central Business District of St Helier.

More specifically, the property is adjacent to the central market and within close proximity to St Helier's main retailing precincts, namely King Street and Queen Street.

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

DESCRIPTION

Hilgrove House is a four storey building approached by an attractive courtyard.

The premises are situated to the rear of the Ground Floor and were previously used as offices. The unit is currently in a shell condition with a male and female WC facility.

We attach a floor plan of the available premises, marked in pink.

ACCOMMODATION

The approximate net internal area is: 822 sq.ft.

TENURE

The premises are available for sale with vacant possession.

ASKING PRICE

£175,000

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HILGROVE HOUSE, HILGROVE STREET, ST HELIER

LEGAL COSTS

Each party to bear their own legal costs

VIEWING

For more information please contact either:

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

Sarre & Company
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St Helier
Jersey
JE2 3QR

Tel: 01534 888848
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WHILST WE BELIEVE THESE PARTICULARS TO BE CORRECT NO RESPONSIBILITY CAN BE ACCEPTED FOR ANY INACCURACY

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DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY.
ALL DIMENSIONS TO BE CHECKED ON SITE. DISCREPANCIES TO BE REPORTED IMMEDIATELY TO THE ARCHITECT.
FOR STRUCTURAL DIMENSIONS AND SETTING OUT, SEE STRUCTURAL ENGINEERS DRAWINGS. INFORMATION NOT TO BE USED OTHER THAN AS DEFINED BY THE DRAWING STATUS.

N

0m 1m 2m 3m 4m 5m

VISUAL SCALE 1:50 @ A1



GROUND FLOOR PLAN
Scale 1:50

	Landlord Occupancy: (GroundFloor): 69m2
	Retail Unit: (Ground Floor): 91m2
	Office Unit: (Ground Floor): 101m2
	Drainage from above to be transfered
	Existing Structure
	Existing walls demolished

REFUSE CALCULATION

8 apts x 30 liters = 240
+
15 bedrooms x 90 liters = 1350

1350 + 240 = 1,590

1,590/360 = 3 x 360 litre bins

+1 glass
+1 cardboard
+1 recycling

Therefore a total of 6 x 360 liter bins

Rev	Description	Drawn	Date	Checked
E	Entrance door set back into building	NS	04.08.2026	NS
D	Ground floor store layout alterations due to building control requirement for a vented lobby to store rooms & cycle store	NS	24.07.2026	NS
C	Roof Terrace Omitted & Sess. Fourth Floor Stores moved to Ground Floor	NS	29.04.2026	NS
B	Cargo Bike Added	NS	14.05.2025	NS
A	First Issue	NS	21.11.2024	NS

Socrates Architects

3 Bond Street, St Helier, Jersey
T: +44 (0) 1534 639773
studio@socratesarchitects.com
socratesarchitects.com

Client's Name
De Montford Developments Ltd

Job Title
HILGROVE HOUSE

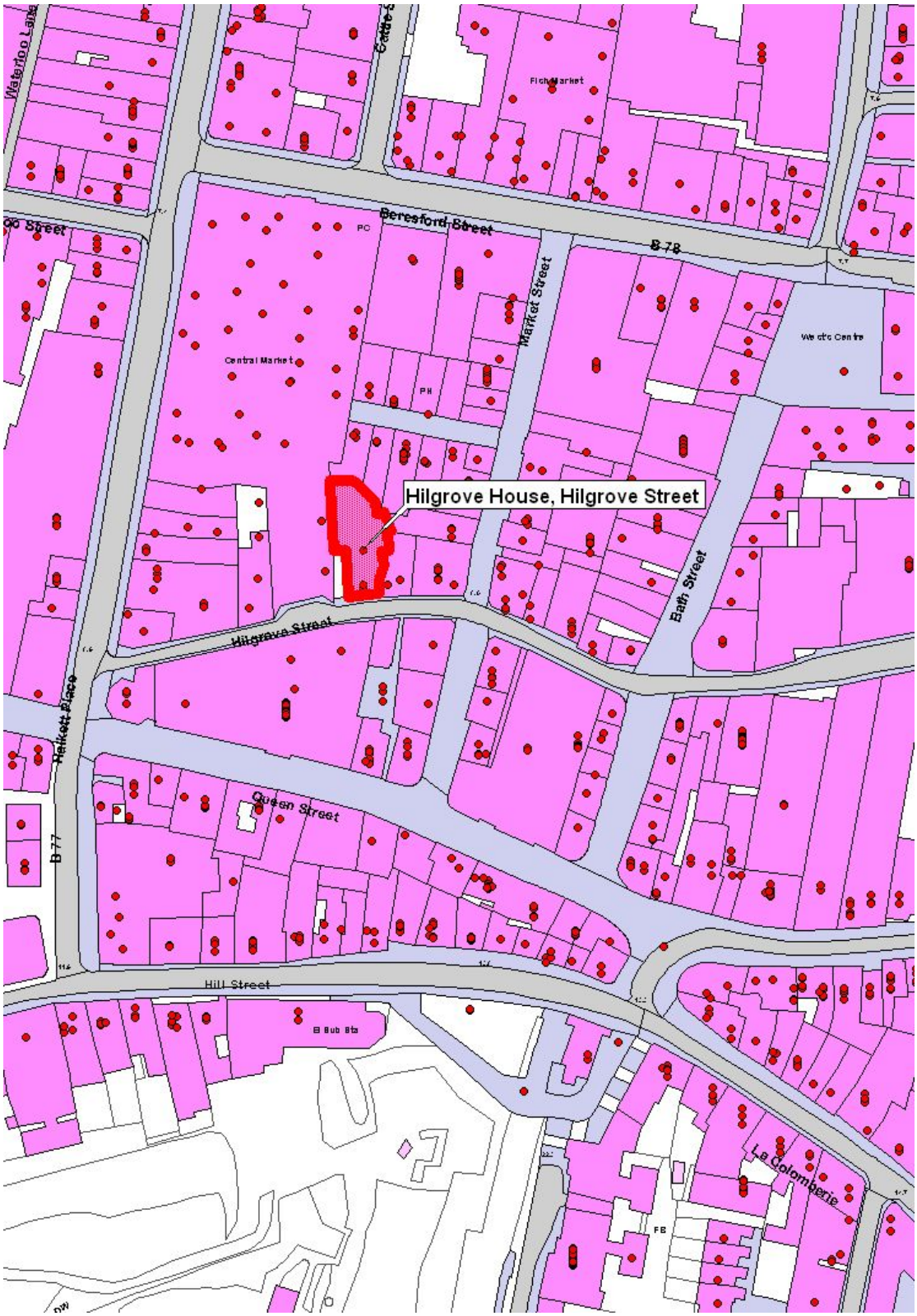
Drawing Title
PROPOSED GROUND FLOOR PLAN

Scale
1 : 50 @A1

Job No **2022004**
Drawing No **GA(10)-200**

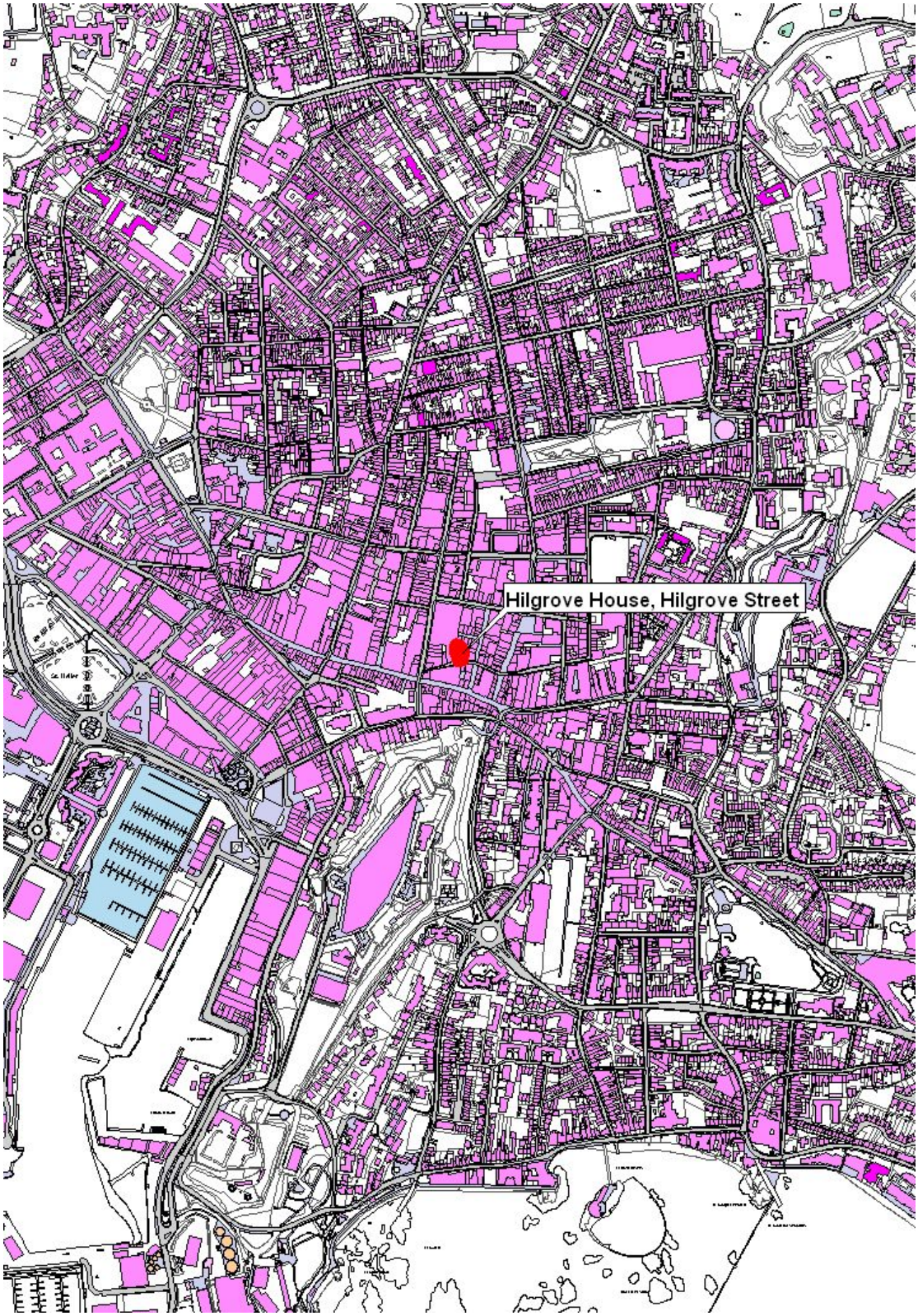
Status
Rev **6**

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