

COMMERCIAL PROPERTY INVESTMENT OPPORTUNITY



Sarre & Company
CHARTERED SURVEYORS

STAFF ACCOMMODATION/ INVESTMENT OPPORTUNITY LA PAUSE LA ROUTE DU FORT ST SAVIOUR



**9/10 BEDSIT UNITS
FOR SALE
£1.225 MILLION**

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



LA PAUSE LA ROUTE DU FORT ST SAVIOUR

LOCATION

The property is situated in the Parish of St. Saviour, on the South side of La Route Du Fort in a predominantly residential area.

Being within close proximity to Havre Des Pas and just to the South West of St Helier Town Centre, La Pause is conveniently located for all the local amenities.

We attach a site plan for reference purposes.

DESCRIPTION/ACCOMMODATION

La Pause is a three-storey townhouse which was completely refurbished in 2025/2026 and converted into staff accommodation with 10 individual units, making it a highly versatile property offering significant potential for both staff accommodation and/or income generation.

The ground floor has two bedsits & two ensuite bedsits..

The first floor has 3 bedsits with a communal toilet/shower room.

The second floor has 3 bedsits with a communal toilet/shower room.

All 10 units benefit from new kitchenette facilities and are metred separately, plus share a communal laundry room.

In addition there is a parking space to the front of the building and a large enclosed garden to the rear.

We attach a floor of the existing layout for reference purposes.

Areas

Unit 1 -	226 sq.ft.	Unit 6 -	204 sq.ft.
Unit 2 -	204 sq.ft.	Unit 7 -	75 sq.ft.
Unit 3 -	236 sq.ft.	Unit 8 -	129 sq.ft.
Unit 4 -	118 sq.ft.	Unit 9 -	139 sq.ft.
Unit 5 -	204 sq.ft.	Unit 10 -	139 sq.ft.

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TENURE

The property is being offered by way of a Freehold Sale with vacant possession if required, however, Units, 2, 3 and 4 are currently let out.

All other Units are vacant.

PRICE

Asking £1.225m for the Freehold interest.

LEGAL COSTS

Each Party to bear their own legal costs.

VIEWING

By contacting the vendor's sole agent:

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

**Sarre & Company
16 Gloucester Street
St Helier
Jersey
JE2 3QR**

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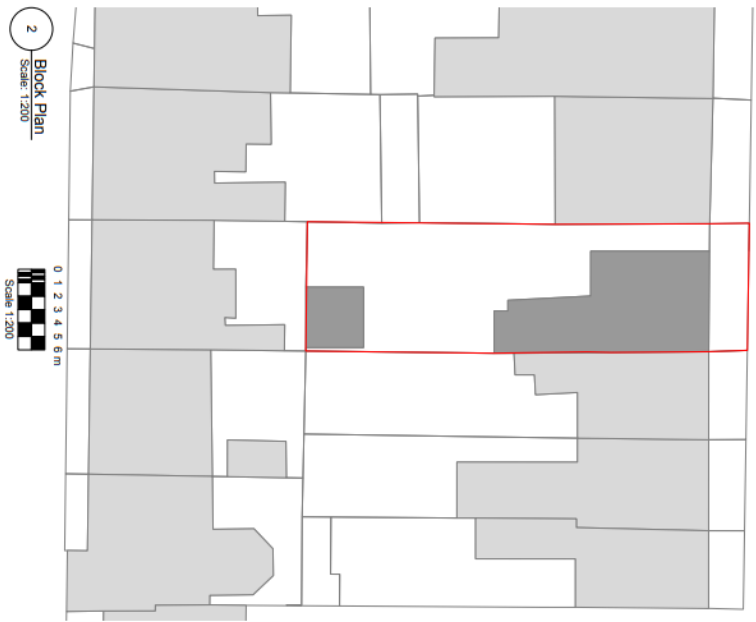
E-mail: property@sarreandcompany.co.uk

Website: www.sarreandcompany.co.uk

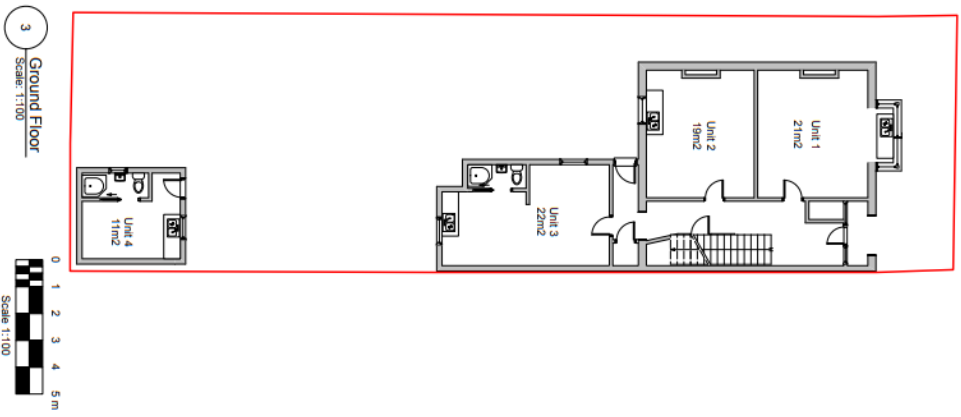
WHILST WE BELIEVE THESE PARTICULARS TO BE CORRECT NO RESPONSIBILITY CAN BE ACCEPTED FOR ANY INACCURACY



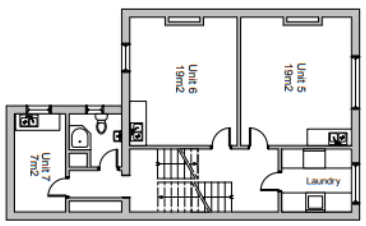
1 Location
Scale: 1:1000



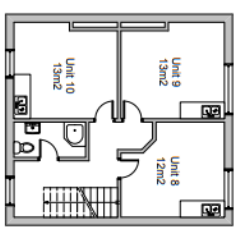
2 Block Plan
Scale: 1:200



3 Ground Floor
Scale: 1:100



4 First Floor
Scale: 1:100



5 Second Floor
Scale: 1:100



6 North Elevation

No.	Date	REVISION	By	No.	Date	ISSUE	By

Notes
DRAWINGS PROVIDED FOR THE PURPOSES OF OBTAINING APPROVED PLANNING PERMISSIONS ONLY. THE BUILDER IS RESPONSIBLE FOR THE SETTING OUT OF THE WORKS, THE CHECKING OF ALL DIMENSIONS AND LEVELS ON SITE, AND THE REPORTING OF ANY DISCREPANCIES TO THE PROPRIETOR PRIOR TO COMMENCEMENT OF WORK.
DO NOT SCALE FROM DRAWINGS.

Proposed - Plans
Change Of Use

La Pause
La Route du Fort
St.Saviour JE2 7PA



Status
PLANNING
SCALE AS NOTED @A1

Project No. **1073**
Drawing No. **P-01**

Original Contractor of site:
Drawn By: CS
Checked By: |
CAD File Name: La Pause.vox

Draw Date: 30/11/2023
Print Date: |

CS Associates Ltd
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E: en@csassociates.ie



Date: 19/01/2026



Location Plan

SCALE 1:2,500



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