

COMMERCIAL PROPERTY RETAIL OPPORTUNITY



Sarre & Company
CHARTERED SURVEYORS

EXCEPTIONALLY FITTED OUT SALON AND WELLNESS PREMISES LA RUE DES LANDES ST JOHN



TO LET ON A NEW LEASE WITH PRIVATE PARKING

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

Tel: 01534 888848 Fax: 01534 888849

Email: property@sarreandco.com www.sarreandco.com



SALON AND WELLNESS PREMISES LA RUE DES LANDES ST JOHN

LOCATION

The premises are located in the heart of St John, being on the Eastern side of Les Rue des Landes.

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

DESCRIPTION

The premises have been completely re-built internally to an exceptionally high standard. On the ground floor there is a spacious reception and waiting area with 3 treatment rooms and a fully compliant disabled WC.

An attractive wood staircase then leads to the first floor where there are 3 further treatment rooms and a staff kitchen and a second WC facility.

We attach a selection of internal photographs showing the high quality fit out.

ACCOMMODATION

Ground Floor	Room 1	83 sq.ft.
	Room 2	81 sq.ft.
	Room 3	81 sq.ft.
First Floor	Room 4	126 sq.ft.
	Room 5	105 sq.ft.
	Room 6	127 sq.ft.
	Kitchenette	67 sq.ft.

The Gross Internal Areas of both floors are as follows:

Ground Floor	617 sq.ft.
First Floor	618 sq.ft.

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TENURE

The premises are available as a whole, on a new 9-year internal repairing style lease subject to 3 yearly JCOL rent reviews, with mutual 3 yearly break clauses.

The Lessee is responsible for all parish rates, building insurance and utilities consumed on the site and is to keep the interior of the premises in good and substantial repair and decoration.

ASKING RENTAL

For the entire building and private parking area the asking rental is £62,500 per annum.

OCCUPATION

Immediately upon completion of legal formalities.

LEGAL COSTS

Each Party to bear their own legal costs.

COVENANT STRENGTH

In line with normal market practice a suitable covenant or guarantee will be required by the Lessor. The Lessee will be required to produce the usual Due Diligence information.

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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**

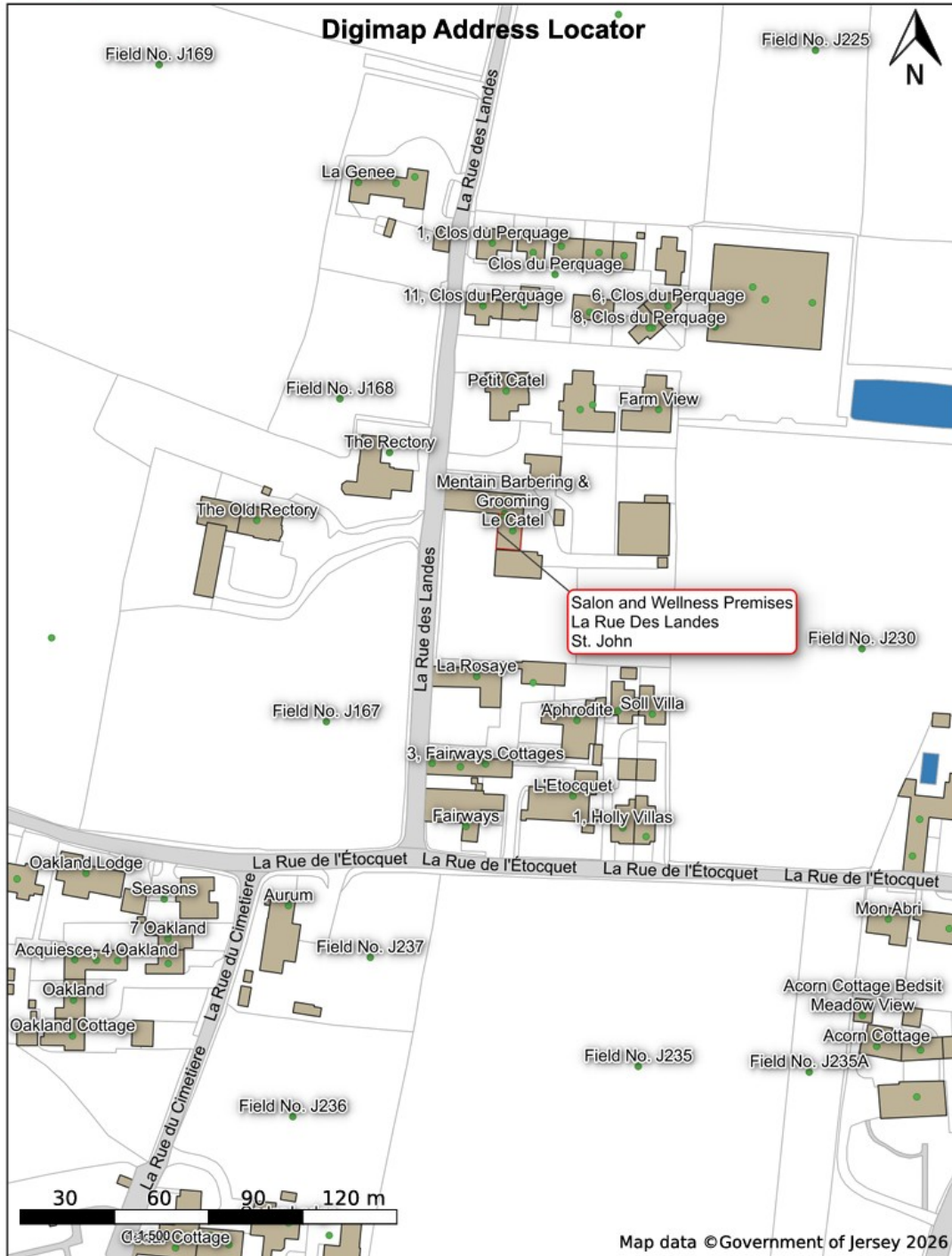
Tel: 01534 888848

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

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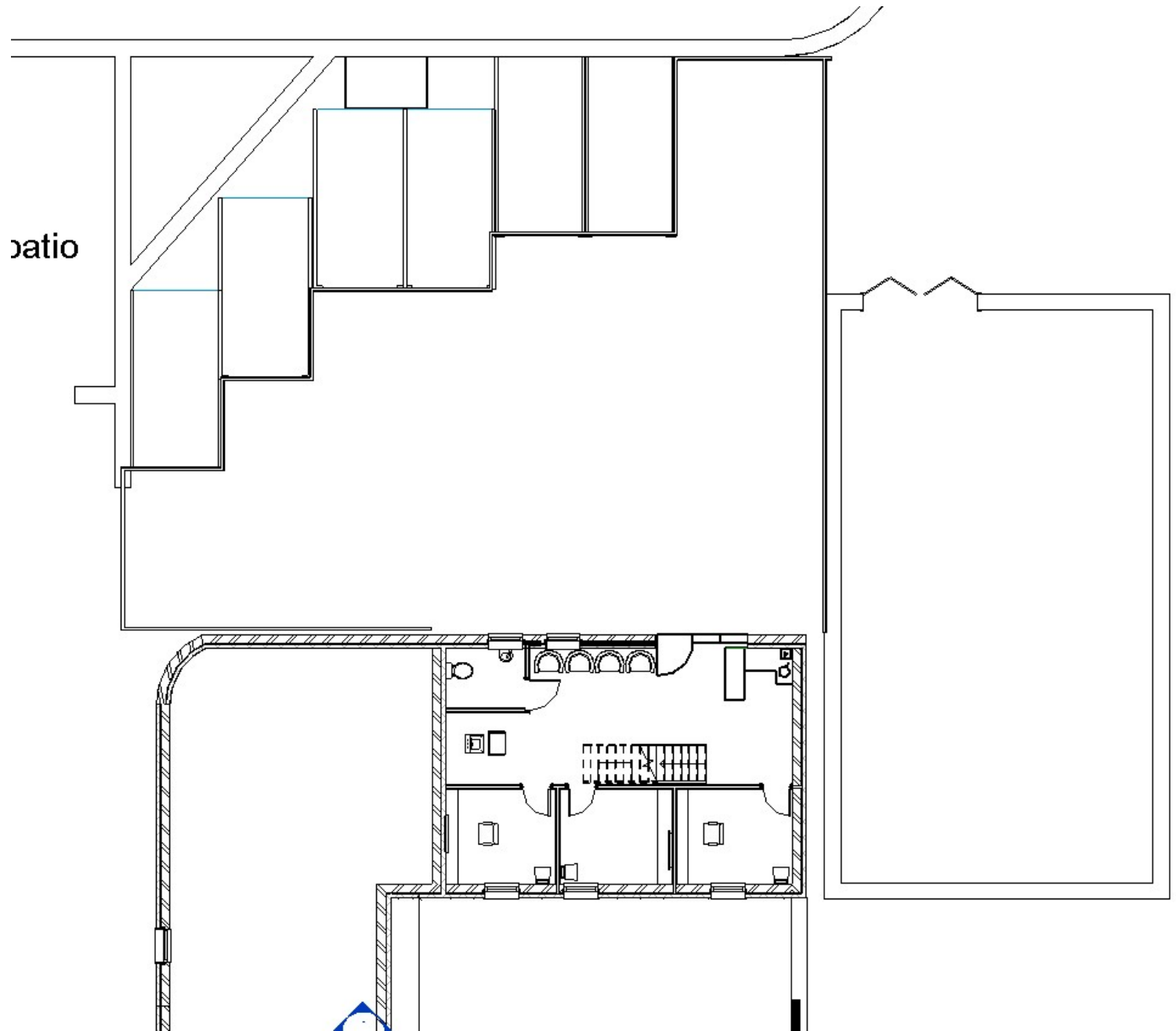
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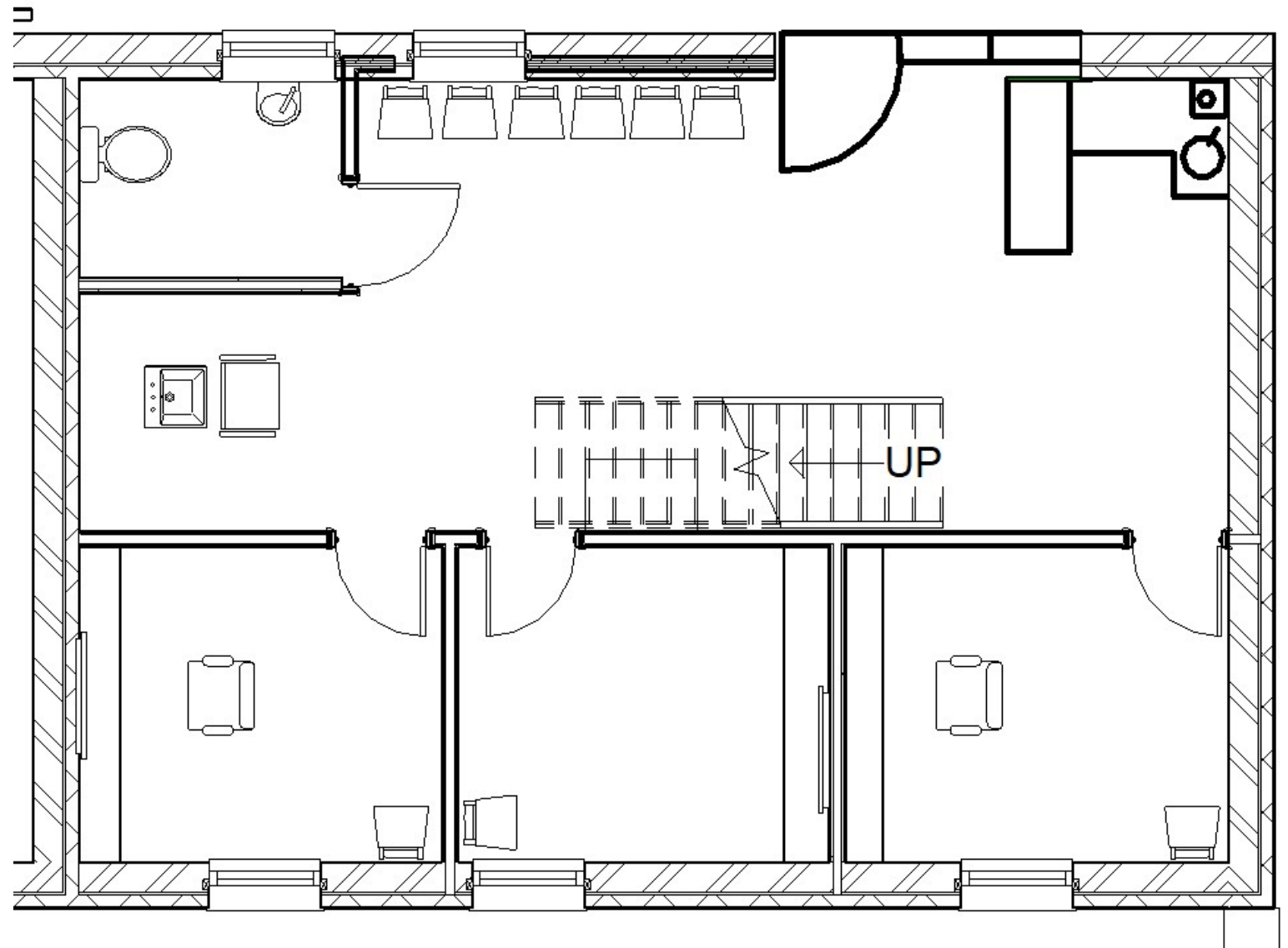


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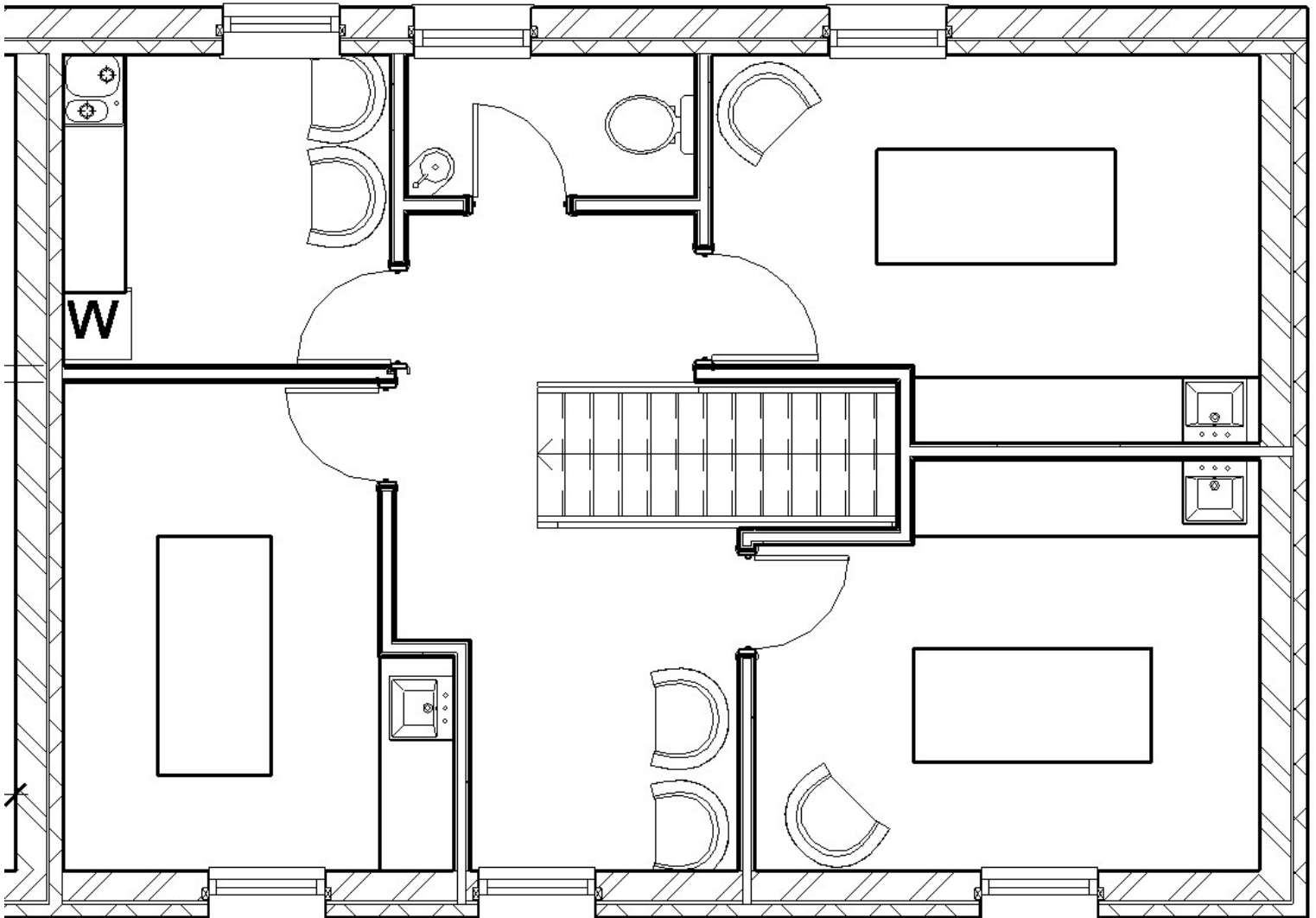
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Decision Notice

PLANNING AND BUILDING (JERSEY) LAW 2002

Planning Application Number P/2024/0294

This permission enures (unless otherwise stated) for the benefit of the land to which it relates and of each person for the time being having an estate or interest in that land.

This decision does not absolve the parties concerned from obtaining, nor does it overrule, any other permission that may be required under any other law. In addition, it does not overrule any private property rights, nor does it absolve the need to obtain the permission of the owner of the land to which this permission relates.

This is notification of the decision to **GRANT** permission to develop land under Article 19 of the Planning and Building (Jersey) Law 2002;

In respect of the following development:

Change of use of Class D - Agricultural store into Class A - Hair and beauty salon with associated parking.

To be carried out at:

Le Catel, La Rue des Landes, St. John, JE3 4AF.

This permission is granted subject to compliance with the following conditions and approved plans:

- A. The development shall commence within three years of the decision date.

Reason: The development to which this permission relates will need to be reconsidered in light of any material change in circumstance.

- B. The development hereby approved shall be carried out entirely in accordance with the plans, drawings, written details and documents which form part of this permission.

Reason: To ensure that the development is carried out and completed in accordance with the details approved.

Conditions:

1. The use of the building hereby approved shall not be commenced until the car parking spaces as shown on the approved site plan have been laid out and surfaced, as indicated on the approved plans. The car parking spaces shall thereafter be retained solely for the use of the development and shall not be sub-let for any other purpose.

APPROVED

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Planning Application Number P/2024/0294

Reason: To ensure that the development provides adequate provision for off-street parking, manoeuvring for users of the site and in the interests of safe and inclusive travel, in accordance with policies TT1 and TT4 of the Adopted Bridging Island Plan 2022.

2. The use of the building hereby approved shall not be commenced until the cycle parking facilities as indicated on the approved site plan have been installed and are available for use. The facilities shall thereafter be available solely for the use of occupants of the development and retained as such.

Reason: To develop a culture of cycle travel, and encourage sustainable travel, in accordance with policies SP1 and TT1 of the Adopted Bridging Island Plan 2022.

3. The mitigation measures set out in the approved Preliminary Ecological Assessment (ref. NE/ES/LC.01, 16th July 2024, Nurture Ecology) shall be implemented prior to commencement of the development, continued throughout (where applicable) and thereafter retained and maintained as such. Any variations that may be required as a result of findings on site are to be agreed in writing by the Chief Officer prior to works being undertaken.

Reason: To ensure the protection of any recognised species in accordance with policies NE1 of the Adopted Bridging Island Plan 2022.

4. The use hereby approved shall operate between 0830 to 1730 on weekdays and 0900 to 1400 on Saturdays. There shall be no working on Sundays or Bank Holidays.

Reason: To safeguard the amenities of neighbouring uses in accordance with policy GD1 of the Adopted Bridging Island Plan 2022.

5. The frosted glazing on the western elevation, as shown on the approved plans, shall be installed and in place prior to the commencement of the use hereby approved.

Reason: To safeguard the amenities of neighbouring uses in accordance with policy GD1 of the Adopted Bridging Island Plan 2022.

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6. Prior to commencement of the development hereby approved, full details of the treatment of all external openings, i.e. the windows and doors to be installed, shall be submitted to, and approved in writing by, the Chief Officer. The works shall thereafter be carried out in full in accordance with the approved details.

Reason: To ensure that regard is paid to the interests of protecting the interest, character and integrity of the building in accordance with policies SP3, SP4, and GD6 of the Adopted Bridging Island Plan 2022.

Informative Note:

You are advised that, during works on site, if at any time more than 5 individuals of any one species, 3 in the case of bats or an active bird nest are found, further survey effort may be required in order to confirm the suitability of the mitigation referred to below. In the event that the commencement of the approved works on the site is delayed beyond a period of 18 months from the date of this permission, an updated site visit and further survey effort may be necessary and may be required in order to confirm the continued suitability of the agreed mitigation.

FOR YOUR INFORMATION

The approved plans can be viewed on the Planning Register at www.gov.je/planning

The following plans and documents have been approved:

Site Location Plan

Plan A101 – Proposed Ground Floor

Plan A102 – Proposed First Floor

Plan A103 – Proposed Elevations

Plan A104 – Proposed Site Plan

Preliminary Ecological Appraisal NE/ES/LC.01 dated 16th July 2024

Plan A101 – Existing Ground Floor

Plan A102 – Existing First Floor

Plan A 103 – Existing Elevations

Plan A104 – Existing Site Plan

Mentain Barbering & Grooming Business Plan 2024

DECISION DATE: 11/09/2024

APPROVED

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PLANNING AND BUILDING (JERSEY) LAW 2002

Planning Application Number P/2024/0294

The development may also require building permission, for which a separate application will need to be made. You can find out if building permission is required on our website www.gov.je/planningbuilding

The approved plans and any conditions attached to the decision are important and should be complied with. If there is any variation from the approved plans or the conditions you need to notify us immediately. Failure to comply with the approved plans or conditions may result in enforcement action.

If you are unhappy with a condition attached to this permission, you may request a review or make an appeal. You can find out how to do this on our website www.gov.je/planning

APPROVED