

# Queensway House St Helier, Jersey



—  
Mixed-used space offering a unique opportunity for your retail or food & beverage business in St Helier's prime shopping location.



**Sarre & Company**  
CHARTERED SURVEYORS

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## The Opportunity

This prime retail / mixed-use space building offers a unique opportunity for businesses seeking a vibrant and bustling location. With its enviable location and versatile layout, Queensway House is perfectly situated for various retail / mixed use operators.

## Excellent Location

Queensway House is primarily situated on Queen Street, which along with King Street forms Jersey's prime retail pitch.

The property is a short walk away from a number of public car parks including Snow Hill, Minden Place and Sand Street.

As part of the extensive refurbishment and remodelling of Queensway House, a fantastic new walkway is being created which will link Queen Street directly with Hilgrove Street and the entrance to St Helier's historic Central Market.



**Areas - indicative (GIA - subject to revision)**

**Ground Floor**

<b>Unit</b>	<b>Sqm</b>	<b>Sqft</b>
1, 2, 3, 4	221	2,373
5	52.5	576
6	87	937
7	96.6	1,040
8	100	1,076
9	130	1,399
10	94.6	1,018
11	91.9	989

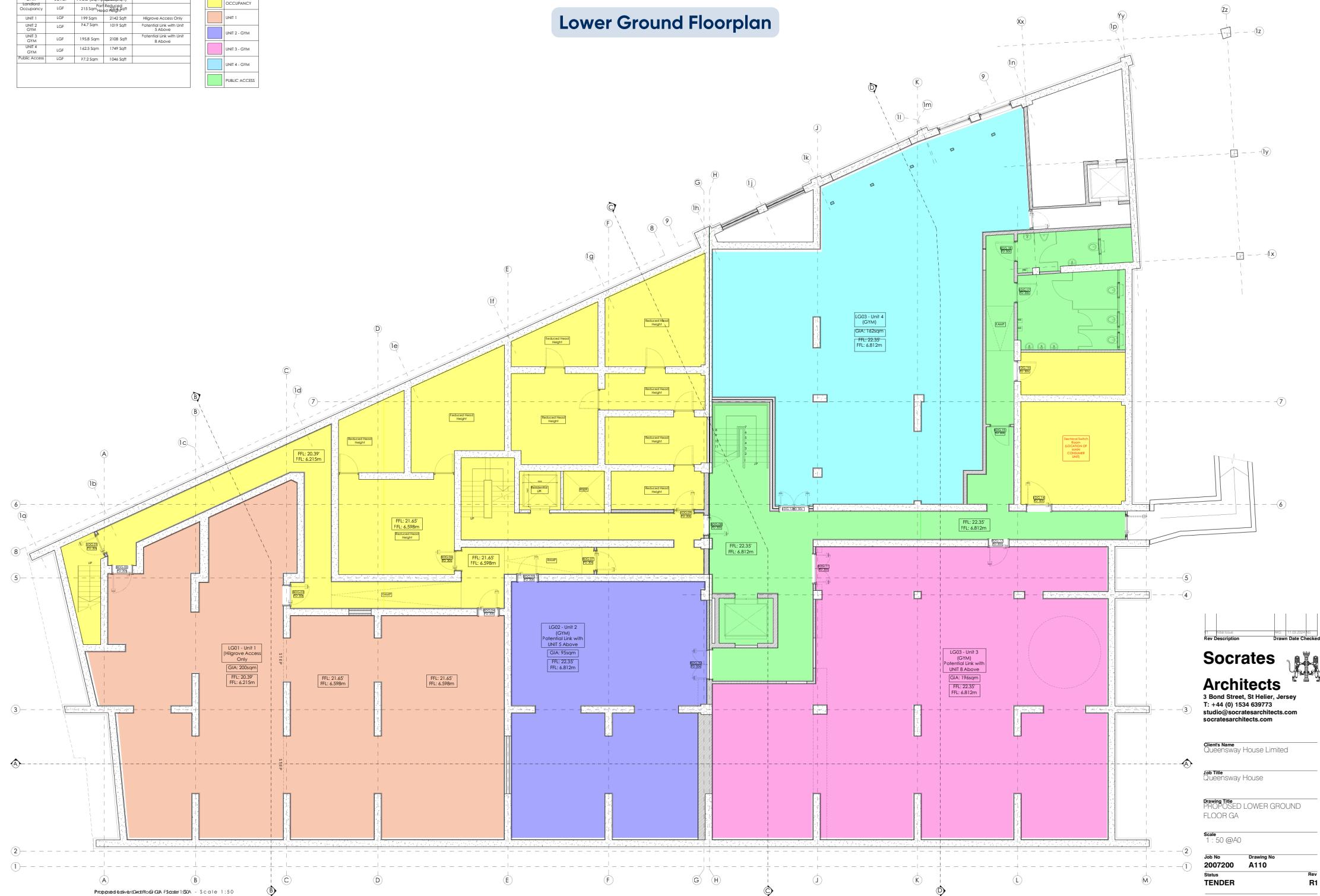
**Basement**

<b>Unit</b>	<b>Sqm</b>	<b>Sqft</b>
1	199	2,142
2	94.7	1,019
3	195.8	2,108
4	162.5	1,749

Area Schedule (GIA) - LowerGrdFloor		
UNIT	Level	Area (Sqm) (Floor, GIA)
Landlord Occupancy	LGF	215.50m <sup>2</sup> Per Requiring Head Access
UNIT 1	LGF	199.50m <sup>2</sup> 2142 Sqft Higstone Access Only
UNIT 2 - GYM	LGF	147.50m <sup>2</sup> 1011 Sqft Potential Link with UNIT 5 Above
UNIT 3 - GYM	LGF	195.8 Sqm 2108 Sqft Potential Link with UNIT 8 Above
UNIT 4 - GYM	LGF	142.5 Sqm 1749 Sqft
PUBLIC ACCESS	LGF	77.2 Sqm 1046 Sqft

LEGEND - LGF	
LANDLORD OCCUPANCY	
UNIT 1	
UNIT 2 - GYM	
UNIT 3 - GYM	
UNIT 4 - GYM	
PUBLIC ACCESS	

## Lower Ground Floorplan



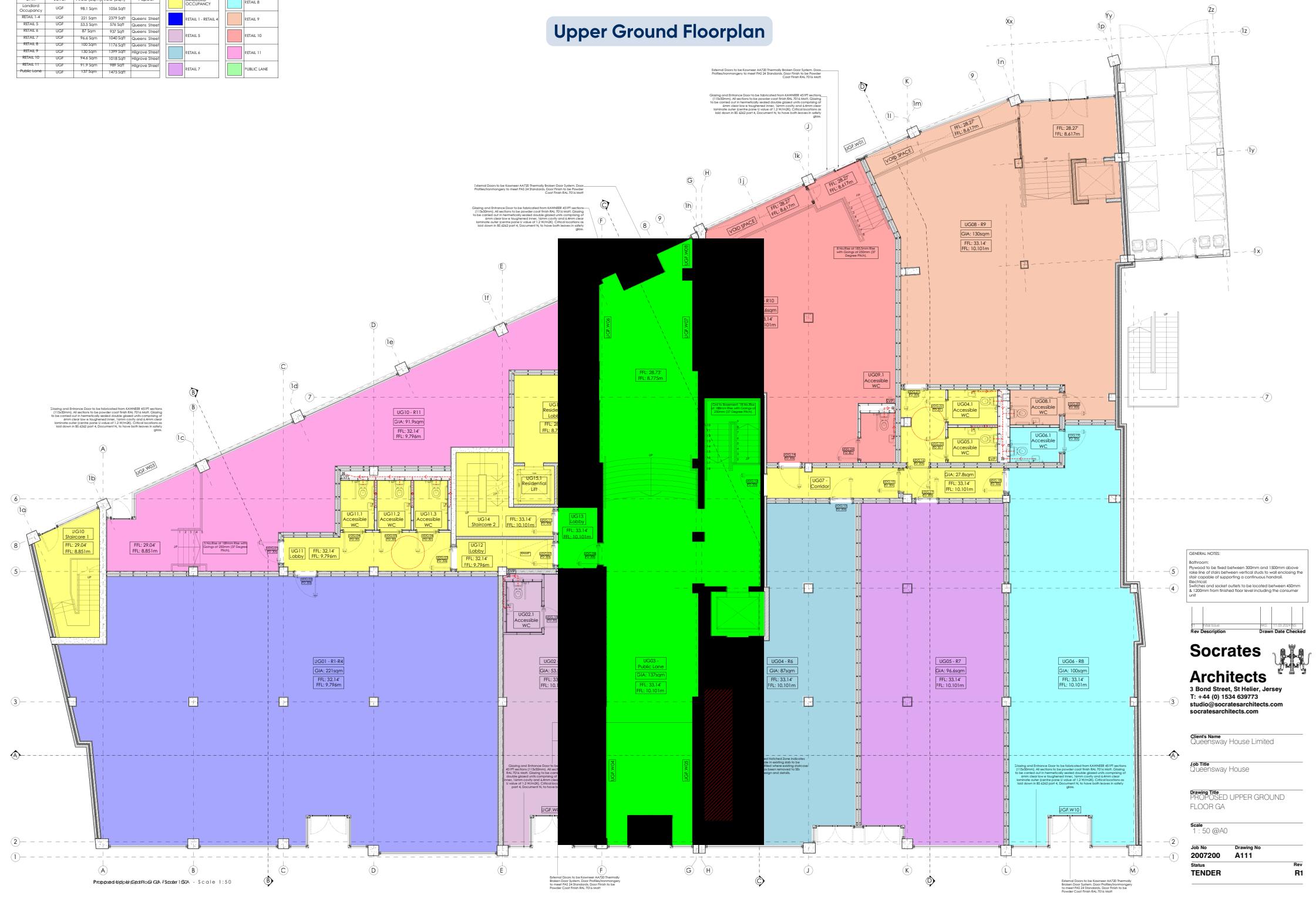
Area Schedule (GIA) - Upper Gd Floor				
Unit	Level	Area (Sqm)	Area (Sqa)	Aspect
Lordship Occupancy	UGF	98.1 Sqm	1056 Sqft	
RETAIL 1-4	UGF	221 Sqm	2379 Sqft	Queens Street
RETAIL 5	UGF	53.5 Sqm	576 Sqft	Queens Street
RETAIL 6	UGF	87 Sqm	927 Sqft	Queens Street
RETAIL 7	UGF	76.6 Sqm	804 Sqft	Queens Street
RETAIL 8	UGF	100 Sqm	1176 Sqft	Queens Street
RETAIL 9	UGF	130 Sqm	1399 Sqft	Hilgrave Street
RETAIL 10	UGF	94.5 Sqm	1018 Sqft	Hilgrave Street
RETAIL 11	UGF	91.9 Sqm	987 Sqft	Hilgrave Street
Public Zone	UGF	137 Sqm	1475 Sqft	

LEGEND - UGF	
	LANDLORD OCCUPANCY
	RETAIL 1 - RETAIL 4
	RETAIL 5
	RETAIL 6
	RETAIL 7

RETAIL 8
RETAIL 9
RETAIL 10
RETAIL 11
PUBLIC LANE

## Upper Ground Floorplan

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



## Rental Terms

Available for lease by way of a 9 year (minimum) internal repairing and insuring term with a pro-rated service charge.

## Shell & Core specification

Quoting rent:

- ITZA £75 psf ground floor
- £10 psf basement



## Jersey

Jersey, the largest of the Channel Islands, is situated approximately 100 miles south of England, between the southern coast of the UK and the northern coast of France. Known for its affluence, Jersey attracts high-earning residents who typically have strong spending power. The island is divided into 12 parishes, with St Helier being the most densely populated and the main commercial hub.

Jersey is a Crown Dependency, meaning it is not part of the United Kingdom nor a colony. It has its own government—the States of Jersey—which is responsible for the island's domestic affairs. The UK, however, retains responsibility for Jersey's defence and international representation. This political autonomy offers Jersey significant financial and commercial advantages, underpinning its status as a successful, independently governed international finance centre with close ties to both the UK and mainland Europe.

Jersey is one of the world's leading offshore financial centres, remaining at the forefront of the global finance industry for over 50 years.

The Island is one of the world's leading and most respected offshore financial centres with a competitive tax regime and a thriving, well regulated, diversified finance industry which contributes 42% of the Island's GVA. Jersey itself has received AA- credit rating from Standard & Poor's. Jersey has excellent communications to the UK and Mainland Europe

With a high GDP per capita of £63,500 (2023), Jersey's residents enjoy strong purchasing power, which continues to support a vibrant and resilient retail sector.

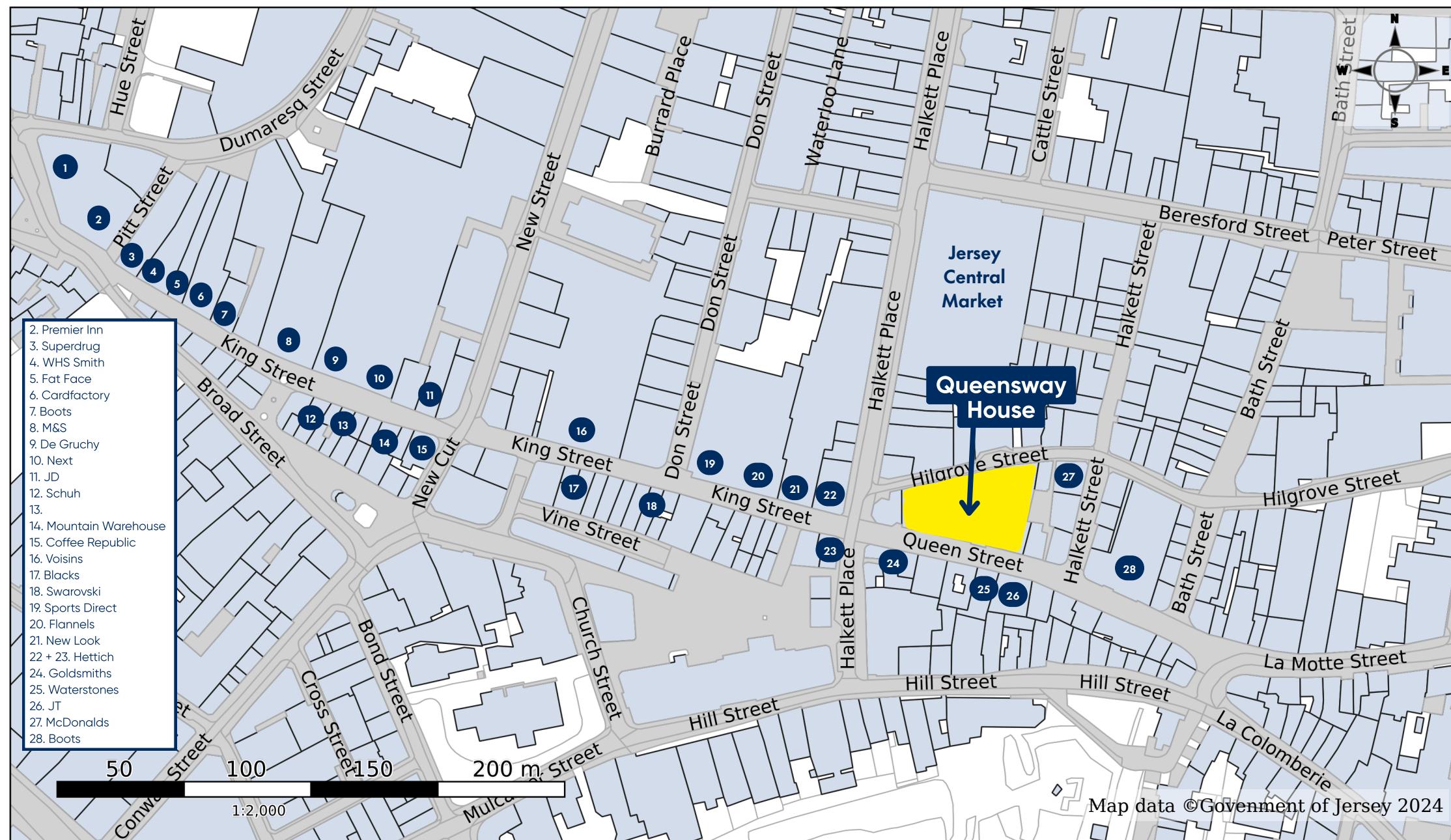
## Jersey Retail Market

Like many UK retail centres, Jersey's retail market experienced a temporary dip during the pandemic due to reduced footfall. However, recovery has been swift, with a notable rebound in both footfall and consumer spending as the island reopened. Recently, Jersey has seen a marked uptick in retail activity, driven by strong interest from brands eager to establish a presence on the island. This demand has fuelled increased leasing activity, with several major retailers securing new premises.

Anecdotal evidence suggests that the Jersey branches of national retailers often rank among the top performers in their networks. This strong retail performance is underpinned by high household incomes and a captive local market. Additionally, retailers benefit from favourable tax conditions: the local Goods and Services Tax (GST) is just 5%, compared to 20% VAT in the UK, enabling more comfortable margins. Business rates are not levied in Jersey, and while parish rates do apply, they are comparatively low.

Retail plays a vital role in Jersey's economy, supporting local employment and contributing significantly to the island's tourism sector. Visitors are attracted to Jersey's distinctive shopping experience, which blends luxury brands with independent boutiques. Ongoing retail developments and the revitalisation of key shopping areas have further strengthened the island's appeal as a retail destination, driving economic growth and enhancing the vibrancy of the local economy.

Significant refurbishments of key retail properties at 2–4 King Street, 40 King Street, and 31 Queen Street, along with the introduction of the Government of Jersey's 'Future-Fit Retail Roadmap,' reflect ongoing investment in and commitment to the sector's evolution. Vacancy rates for retail units in St Helier remain low, with minimal void periods on King and Queen Street.





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- (3) This property is offered subject to contract and, unless otherwise stated, all rents are quoted exclusive of GST.
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