

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

16 Gloucester Street, St Helier, JE2 3QR

01534 888848

www.sarreandco.com

property@sarreandco.com

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

Unit	Sqm	Sqft
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

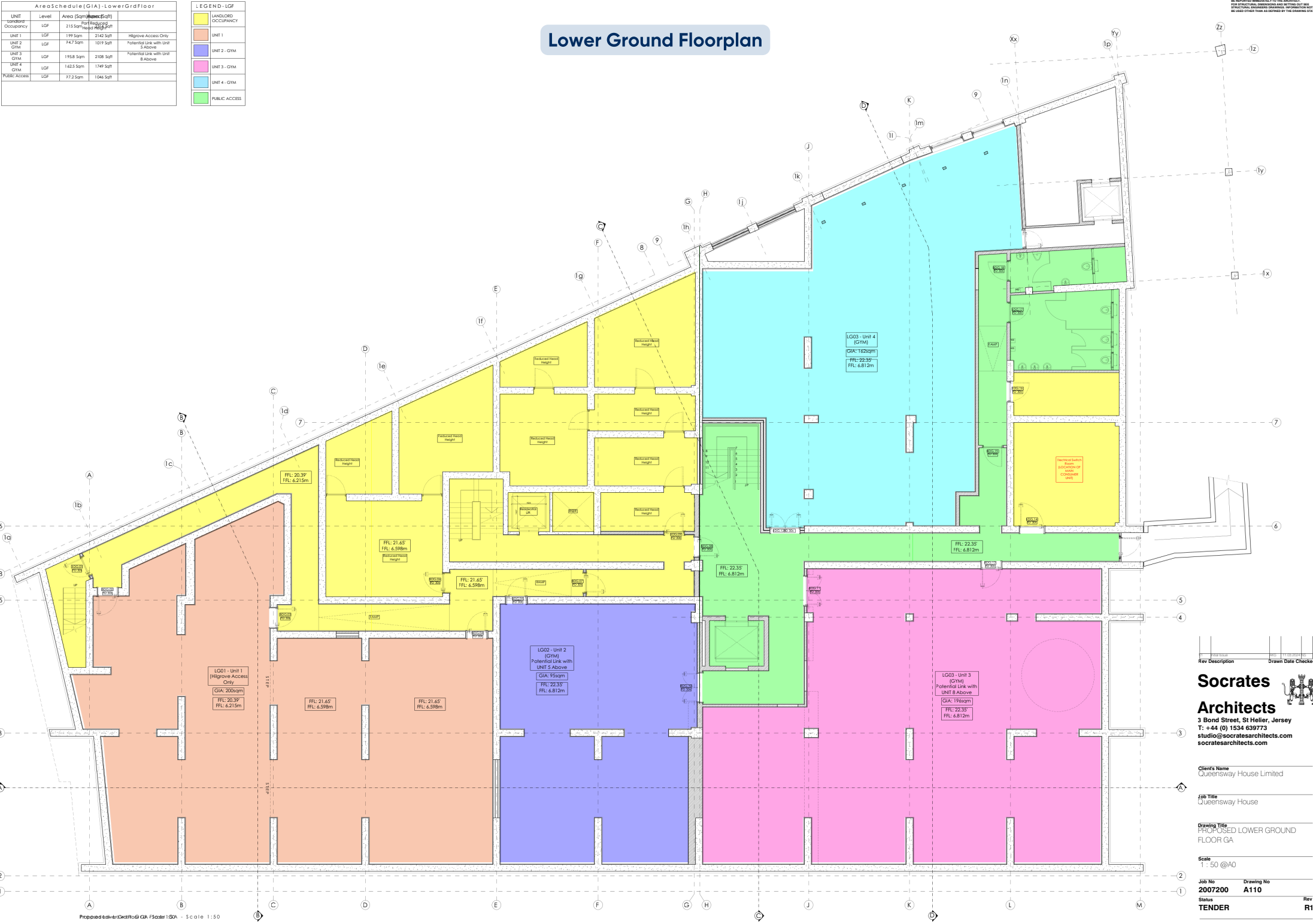
Basement

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

Area Schedule (GIA) - Lower Ground Floor				
UNIT	Level	Area (SqM)	Area (Sqft)	Notes
Landlord Occupancy	LGF	215 SqM	2319 Sqft	Potential Link with Unit 1
UNIT 1	LGF	199 SqM	2142 Sqft	Hillgrove Access Only
UNIT 2	LGF	74.7 SqM	807 Sqft	Potential Link with Unit 3 Above
UNIT 3	LGF	195.8 SqM	2108 Sqft	Potential Link with Unit 4 Above
UNIT 4	LGF	162.5 SqM	1749 Sqft	
PUBLIC ACCESS	LGF	77.2 SqM	834 Sqft	

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

Lower Ground Floorplan



Socrates Architects
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Rev Description

Drawn Date Checked

Socrates Architects

3 Bond Street, St Helier, Jersey

T: +44 (0) 1534 639773

studio@socratesarchitects.com

socratesarchitects.com

Client's Name

Queensway House Limited

Job Title

Queensway House

Drawing Title

PROPOSED LOWER GROUND FLOOR GA

Scale

1: 50 @A0

Job No

2007200

Drawing No



A110

Status

TENDER

Rev

R1

LEGEND - UGF	
	RETAIL 8
	RETAIL 9
	RETAIL 10
	RETAIL 11
	PUBLIC LANE

Glasings and Entrance Door to be fabricated from KAWNEER 451TF sections (1150mm). All sections to be powder coat finish RAL 7016 Matt. Glasings to be carried out in hermetically sealed double glazed unit comprising of 6mm clear low e toughened inner, 16mm cavity and 4.6mm clear laminate outer (can'te pane U value of 1.2 W/m²K). Critical locations as laid down in BS 6262 part 4, Document N, to have both leaves in safety glass.

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.

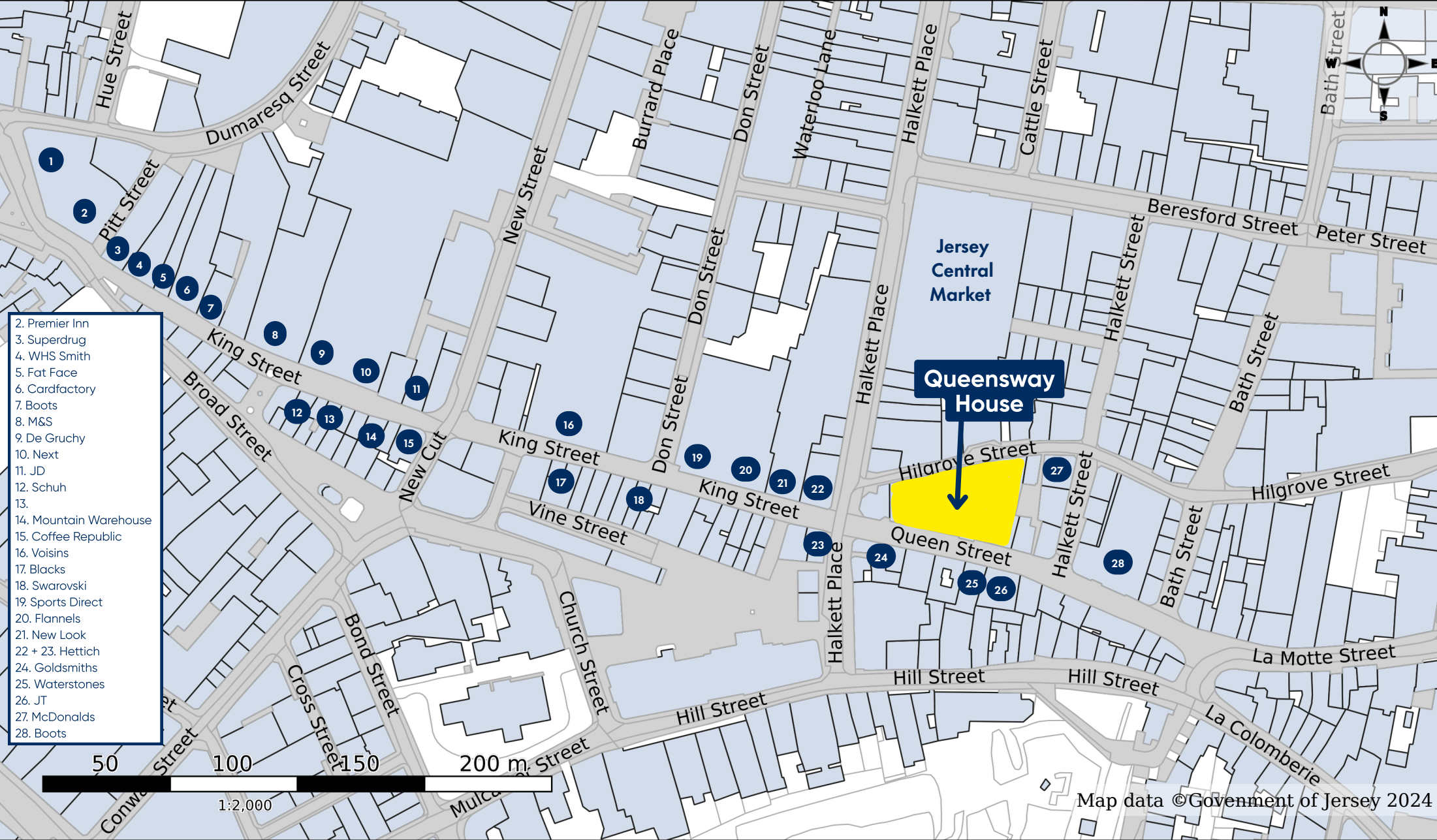
Jersey Retail Market

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.





Simon Gale

Associate Director | LLB Hons AssocRICS



Alistair Sarre

Director | BSc MRICS



Julien Roffe

Director | FRICS MCI Arb



Reece Sarre

Commercial Property Assistant

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Money Laundering Legislation.



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