

# COMMERCIAL WAREHOUSE



Sarre & Company  
CHARTERED SURVEYORS

## COMMERCIAL WAREHOUSING LA CROISIC LA RUE DES LANDES ST JOHN



**APPROXIMATELY 9,592 SQ.FT.  
+ MEZZANINE 1,225 SQ.FT.**

**SMALL UNIT POTENTIALLY AVAILABLE  
TO LET**



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

Tel: 01534 888848 Fax: 01534 888849

Email: [property@sarreandcompany.co.uk](mailto:property@sarreandcompany.co.uk) [www.sarreandcompany.co.uk](http://www.sarreandcompany.co.uk)



# La Croisic

## La Rue des Landes, St John

### **LOCATION**

The property is located on La Rue des Landes in St John.

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

### **DESCRIPTION**

The premises consist of a modern warehouse with the following general specification:

- Vehicle entrance doors;
- Column free space;
- Good eaves height;
- Ample parking;
- 3 phase electricity;
- WC facilities.

### **ACCOMMODATION**

The approximate total Gross Internal Area of the space is 9,529 sq.ft. Mezzanine floor extends to 1,225 sq.ft.

The unit can be split to provide a unit of 5,755 sq.ft.

### **USE**

The premises are passed for commercial dry storage, please see the attached planning permit.

### **TENURE**

The premises are available on a fully repairing and insuring style lease for a duration of up to 9 years, subject to 3 yearly rent reviews in line with Jersey Cost of Living.

# La Croisic

## La Rue des Landes, St John

### **ASKING RENTAL**

Ground Floor      £10.75 per sq.ft.

Mezzanine          £6 per sq.ft.

### **OCCUPATION**

Immediately on completion of legal formalities.

### **LEGAL COSTS**

Each party to bear their own legal costs.

### **VIEWING**

By contacting the vendor's sole agent:

**Alistair M Sarre BSc MRICS or Julian N Roffe FRICS MCI Arb**

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

**Tel: 01534 888848**

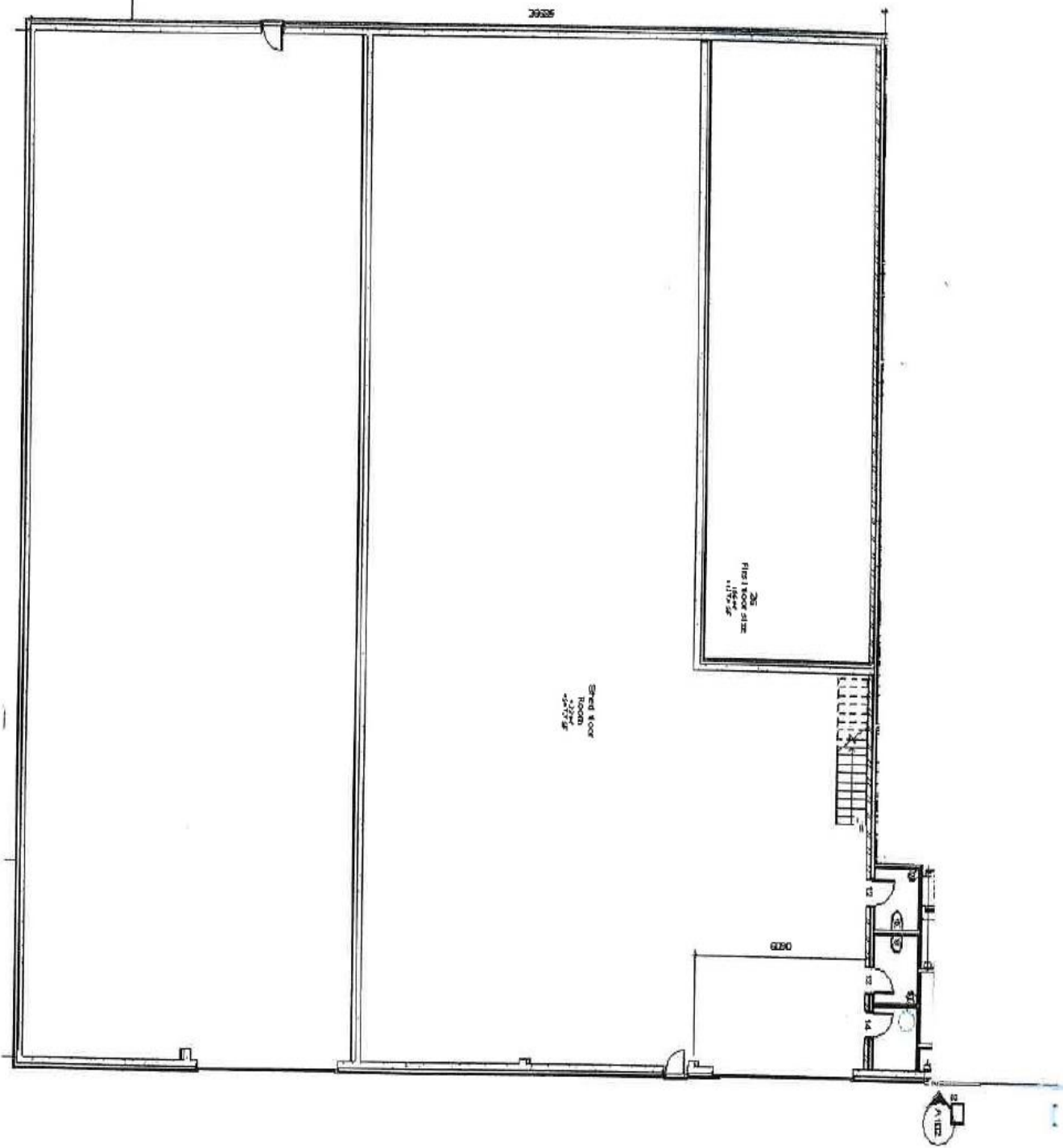
**Fax: 01534 888849**

**E-mail:**

**Website: [www.sarreandcompany.co.uk](http://www.sarreandcompany.co.uk)**

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

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# La Croisic

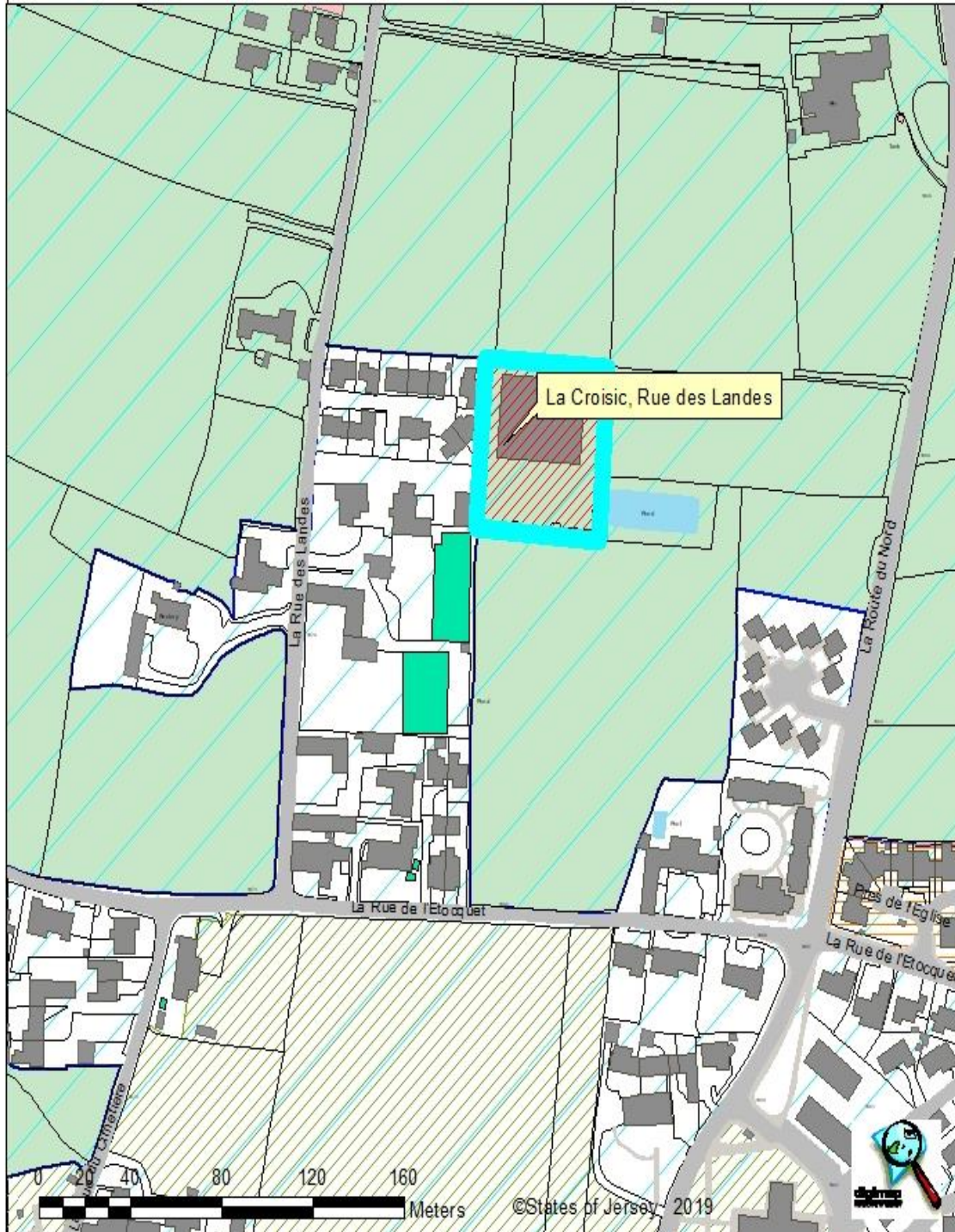
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## La Rue des Landes, St John



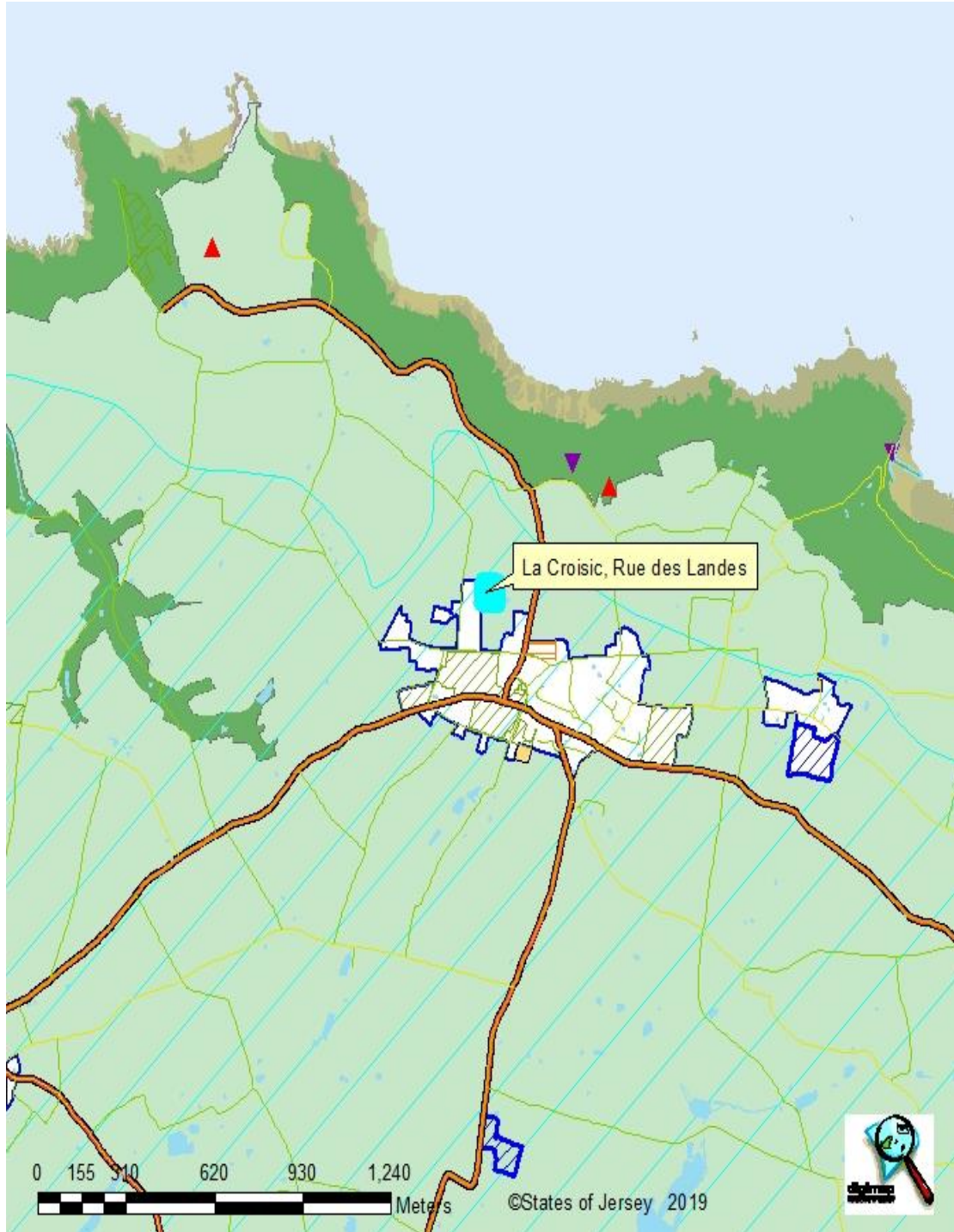
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# Decision Notice

## PLANNING AND BUILDING (JERSEY) LAW 2002

Planning Application Number P/2022/0413

In accordance with Article 19(8) of the Planning and Building (Jersey) Law 2002, as representations were made in connection with this application, this decision shall not have effect during the period of 28 days immediately after the decision date.

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 existing shed from Class D agriculture to Class E dry storage.

**To be carried out at:**

La Croisic, La Rue des Landes, St. John, JE3 4AF.

**REASON FOR APPROVAL:** Permission has been granted having taken into account the relevant policies of the Bridging Island Plan (2022), together with other relevant policies and all other material considerations, including the consultations and representations received. Notably, the potential traffic generation and the potential impacts to the neighbours given that the original proposal included an element of vehicle preparation has been specifically considered.

The vehicle preparation use has been omitted entirely from this proposal, two conditions have been included on the permit to mitigate any potential impacts, consequently, it is considered that the proposal will not result in unreasonable harm to the amenities of the neighbours nor generate such significant amounts of traffic movement that it would compromise highway safety.

Be aware that the use of the shed for vehicle preparation is not considered an acceptable use in this location and has been omitted from this proposal. A further change of use of the shed to accommodate vehicle preparation would require separate planning permission.

Given comments received during the assessment of the application, the States of Jersey recommends that the applicant should note that if

APPROVED



# Decision Notice

## PLANNING AND BUILDING (JERSEY) LAW 2002

Planning Application Number P/2022/0413

nuisance complaints are received in the future, the matter may be investigated and considered under the Statutory Nuisances (Jersey) Law 1999, and mitigation measures may then be required. These measures may themselves require planning permission.

This permission is granted subject to compliance with the following conditions and approved plan(s):

- 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.

### **Condition(s):**

1. Unless otherwise agreed in writing with the Department before the use hereby approved is first implemented, or as a requirement of operational changes thereafter, the site shall not be operated outside the hours of 07.30am and 06.30pm.

### **Reason(s):**

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

### **FOR YOUR INFORMATION**

The approved plans can be viewed on the Planning Register at [www.gov.je/planning](http://www.gov.je/planning)

The following plan(s) has/have been approved:

Location Plan  
Proposed ground floor plan  
Proposed First Floor Plan  
Proposed Elevations  
Proposed Site Plan

DECISION DATE: 15/11/2022

APPROVED

# Decision Notice

## PLANNING AND BUILDING (JERSEY) LAW 2002

Planning Application Number P/2022/0413

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](http://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](http://www.gov.je/planning)

APPROVED