

# COMMERCIAL PROPERTY WAREHOUSE OPPORTUNITY



**Sarre & Company**  
CHARTERED SURVEYORS

## COMMERCIAL WAREHOUSE HIGHBURY FARM LA RUE DU PARCQ GROUVILLE JERSEY



**7,200 SQ.FT.**

**PLUS AMPLE PARKING**

**TO LET**



16 Gloucester Street, St.Helier, Jersey, Channel Islands, JE2 3QR  
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# HIGHBURY FARM LA RUE DU PARCQ, GROUVILLE

## LOCATION

The properties are located on the North-East side of La Rue du Parcq in the Parish of Grouville. We attach a site plan and location plan, for reference purposes.

## DESCRIPTION

The warehouse benefits from the following amenities:

- Column free space;
- Power floated concrete screed floors;
- 3 phase electricity;
- WC facility;
- Ample parking.

The unit also benefits from two vertical roller vehicular access doors and an eaves height of 14 feet with a ridge height of 20 feet.

The premises have permission for Class E – Warehousing, commercial dry storage.

## ACCOMMODATION

The approximate gross area is as follows:

Unit 1	7,200 sq.ft.	(669 sq.m.)
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## TENURE

The premises are available on an internal repairing style lease for a duration up to 9 years, subject to 3 yearly Jersey Cost of Living rent reviews.

The tenant shall be responsible for a fair proportion of building insurance, occupier rates and foncier rates, along with all electricity consumed on site.

The landlord will remain responsible for keeping the building in good structural order and wind and watertight, save as to any damage caused by the tenant.

# HIGHBURY FARM LA RUE DU PARCQ, GROUVILLE

## **RENTAL**

£10 per sq.ft.

## **OCCUPATION**

Immediately on completion of legal formalities.

## **COVENANT STRENGTH**

In line with normal market practice a suitable covenant or guarantee will be required by the lessor.

## **LEGAL COSTS**

Each Party to bear their own legal costs.

## **VIEWING**

By contacting the vendor's sole agent:

**Alistair M Sarre BSc MRICS, Julian Roffe FRICS MCI. Arb  
or Reece Sarre**

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

**Tel: 01534 888848  
Fax: 01534 888849**

**E-mail: [property@sarreandcompany.co.uk](mailto:property@sarreandcompany.co.uk)  
Website: [www.sarreandcompany.co.uk](http://www.sarreandcompany.co.uk)**

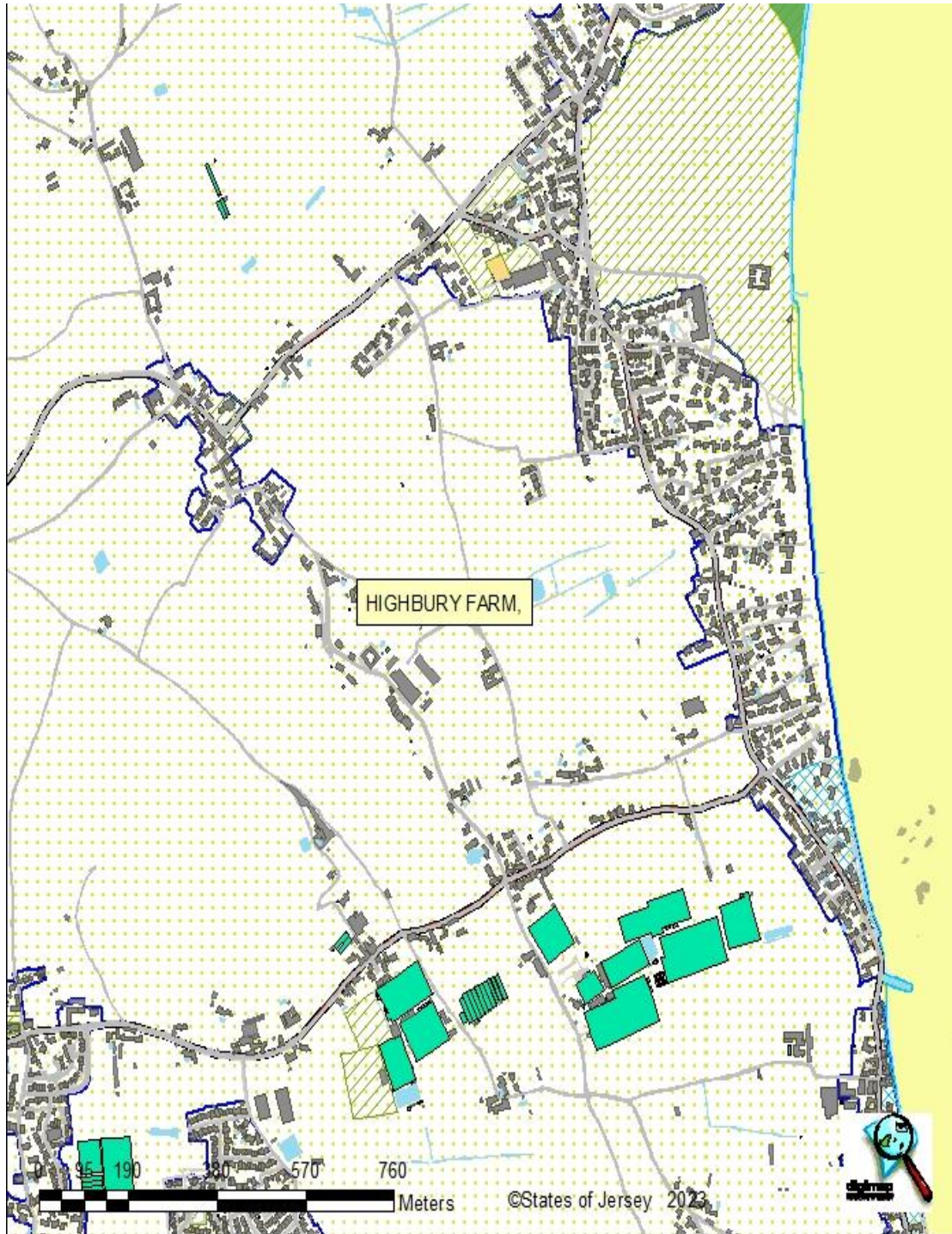
WHILST WE BELIEVE THESE PARTICULARS TO BE CORRECT NO RESPONSIBILITY CAN BE ACCEPTED FOR ANY INACCURACY

# HIGHBURY FARM LA RUE DU PARCQ, GROUVILLE

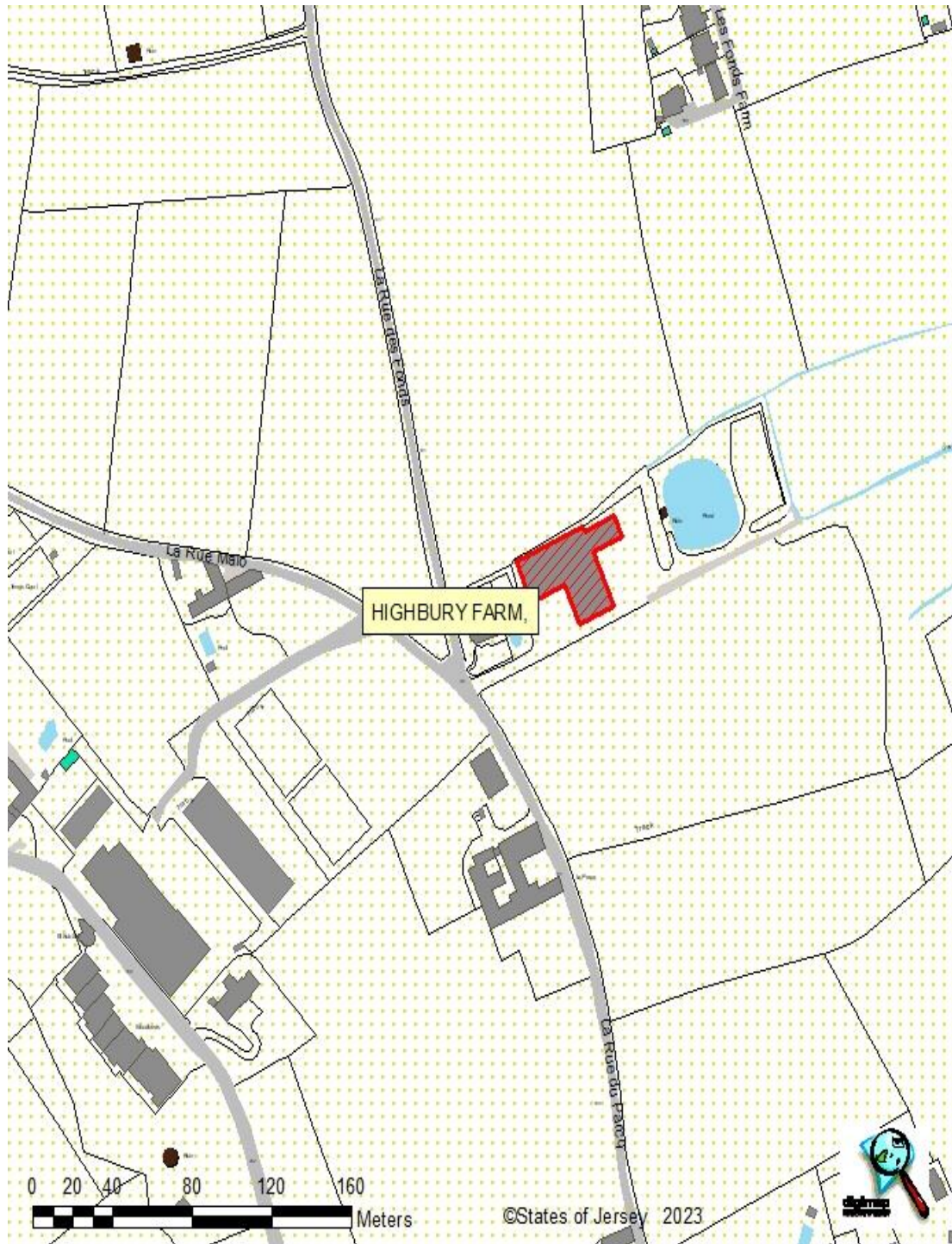




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## Decision Notice



PLANNING AND BUILDING (JERSEY) LAW 2002

Planning Application Number P/2022/1590

**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 shed from Class D - Agricultural to Class E - Warehouse.

**To be carried out at:**

Highbury Farm, La Rue du Parcq, Grouville, JE3 9AQ.

**REASON FOR APPROVAL: Permission has been granted having taken into account the relevant policies of the approved Island Plan, together with other relevant policies and all other material considerations, including the consultations and representations received.**

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.

APPROVED



# HIGHBURY FARM LA RUE DU PARCQ, GROUVILLE

## Decision Notice



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**Condition(s):**

1. No external storage of materials, equipment, waste, goods and/or other products shall take place on site.
2. Unless otherwise agreed in writing with the Chief Officer, 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 protect the amenities of occupiers of neighbouring properties, in accordance with Policy GD1 of the Bridging Island Plan 2022.
2. To protect the amenities of occupiers of neighbouring properties, in accordance with Policy GD1 of the 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 plans have been approved:

1. Location Plan – Existing Site Plan 2560\_00\_00
2. Proposed Ground Floor Plan 2560\_00\_01
3. Proposed Elevations 2560\_00\_03

DECISION DATE: 14/09/2023

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