

Spion Kop, Le Chemin du Moulin, St. Ouen, Jersey



AGRICULTURAL UNITS





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Spion Kop, Le Chemin de Moulin, St. Ouen, Jersey

LOCATION

The Property is located on the west side of the Island within the parish of St Ouen, approximately 7 miles to the north west of the commercial centre of St Helier. More specifically, the Property is situated on the north east side of Le Chemin du Moulin.

DESCRIPTION

The Property comprises a small farmstead including a four bedroom farmhouse adjoining barns/stable accommodation, store, separate former packing shed and an extensive amount of land amounting to some 65 vergees in total.

The available properties comprise 3 no. agricultural units. To the south east of the site is a detached packing shed, which is of rudimentary timber frame construction clad with corrugated asbestos sheet and a mono-pitched roof. To the north of the main house is a single storey unit of traditional rubble granite construction under a pitched corrugated metal sheet roof. The barns adjoining the house to the south are a mix of granite and concrete block construction with a pitched corrugated metal sheet roof. Internally the barns provide timber boarded lofts across both elements.

Internally, the stores are in a very basic shell condition.

Parking is provided to the rear of the site.

ACCOMMODATION

The premises provide the following net internal areas:

Packing Shed - 775 sq.ft (71.98 sq.m)

Barns - 1,364 sq.ft (126.72 sq.m)

Store - 396 sq.ft (36.79 sq.m).

USE

The premises are currently designated as Use Class D – Agriculture.

Alternative uses will be considered (subject to planning).

AVAILABILITY

The premises are available immediately.

RENTAL

The premises are available at a rental of £4 psf.

All rentals quoted are exclusive of all other outgoings and exclusive of GST if applicable.

LEASE TERMS

The premises are available by way of an effective full repairing and insuring lease for a term of 9 years.

The lease will be subject to three yearly upward only rent reviews to the open market value.

LEGAL COSTS

Each party to bear their own legal costs and any other cost incurred in the letting of this property.

D2 Real Estate Limited for themselves and for the vendor(s) or lessor(s) of this property whose agents they are, give notice that: 1. These particulars do not constitute, nor constitute any part of, an offer or contract. 2. None of the statements contained in these particulars as to the property are to be relied on as statements or representations of fact. 3. Any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 4. The vendor(s) or lessor(s) do not make or give and neither D2 Real Estate Limited nor any person in their employment has any authority to make or give, any representation or warranty whatever in relation to this property. Unless otherwise stated all prices and rents are quote exclusive of GST. These details are believed to be correct at the time of compilation but may be subject to subsequent amendment.



VIEWING

Strictly by appointment with the Lessor's sole agent;

D2 REAL ESTATE

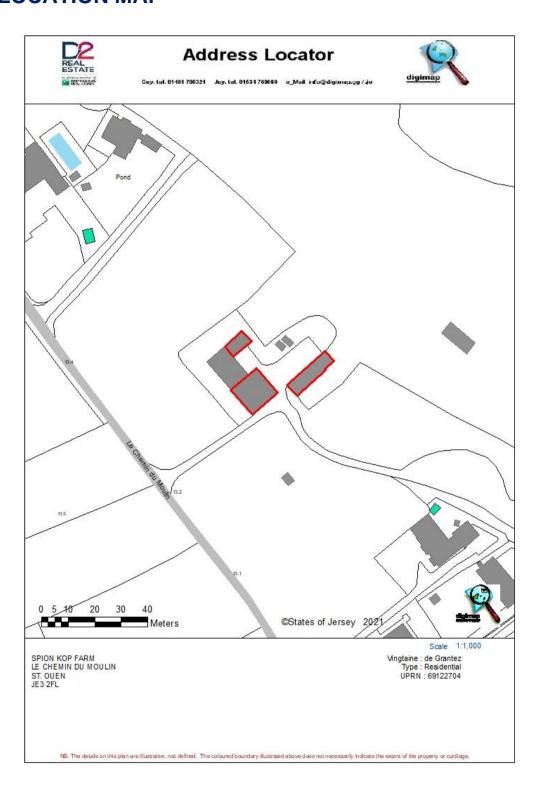
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LOCATION MAP



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