

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

TO LET

AGRICULTURAL  
UNITS



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REAL ESTATE**

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## **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 verges 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.

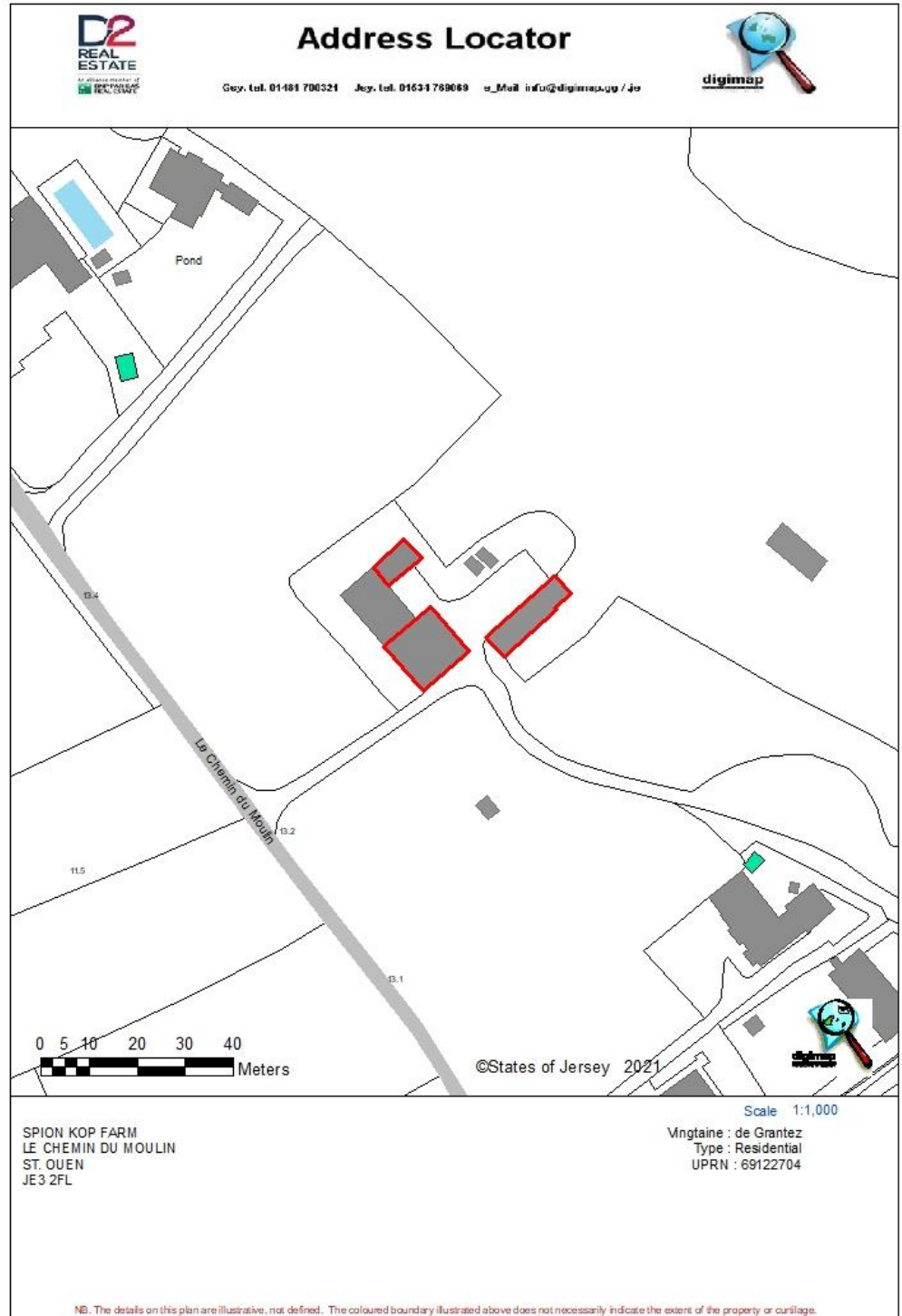
The lease will be subject to three yearly upward only rent reviews to the open market value.

## **LEGAL COSTS**

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



## LOCATION MAP



## VIEWING

Strictly by appointment  
with the Lessor's sole  
agent;

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Fourth Floor, Conway  
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