

La Pulente W.C., La Route de la Pulente, St Brelade, Jersey

On behalf of
**The States of Jersey
Treasury and Resources
(Jersey Property Holdings)**
we are pleased to offer

Potential **CAFÉ** opportunity
(subject to planning)

**LONG LEASEHOLD
or
FOR SALE**

“OFFERS INVITED”

A rare opportunity to
acquire beach front
property in St Ouen’s Bay

The property enjoys
stunning panoramic views
over the whole of
St Ouen’s Bay

IMPORTANT NOTICE:
any development of the site
will be required to provide
public toilet facilities



 **Buckley
&Co.**

Retail

www.buckleyandcompany.co.uk

Potential Cafe opportunity subject to planning consent

This truly stunning beach front setting makes this an attractive opportunity for experienced investors and Café operators.

Location

The site is located in the Parish of St Brelade at the south end of St Ouen's Bay and is accessed directly off La Route de la Pulente. Private residential dwellings are situated close by as is the La Pulente Restaurant.

Please refer to the attached Ordnance Survey map which illustrates the exact location of the site.

Opportunity

Planning consent was previously granted (planning application reference P/2006/0819) to redevelop the site to provide a café with terracing and public toilet facilities. This consent has since elapsed.

The property is offered to let on a **Long Leasehold** or **For Sale** without the benefit of a planning consent for alternative use.

The property will be sold or let "as seen" without condition of planning.

Interested parties are requested to submit Expressions of Interest which should include outline details of development proposals and information on the financial offer being made. The Vendor has expressed a preference for disposal by way of long leasehold (say 25 years) but offers are also invited for freehold bids. It will be a condition of any lease or sale contract that the provision of Public Toilets must be provided by the lessee or owner at their cost for agreed hours, provisionally set at 07.30 am to 09.00 pm daily, 365 days per annum.



IMPORTANT NOTICES

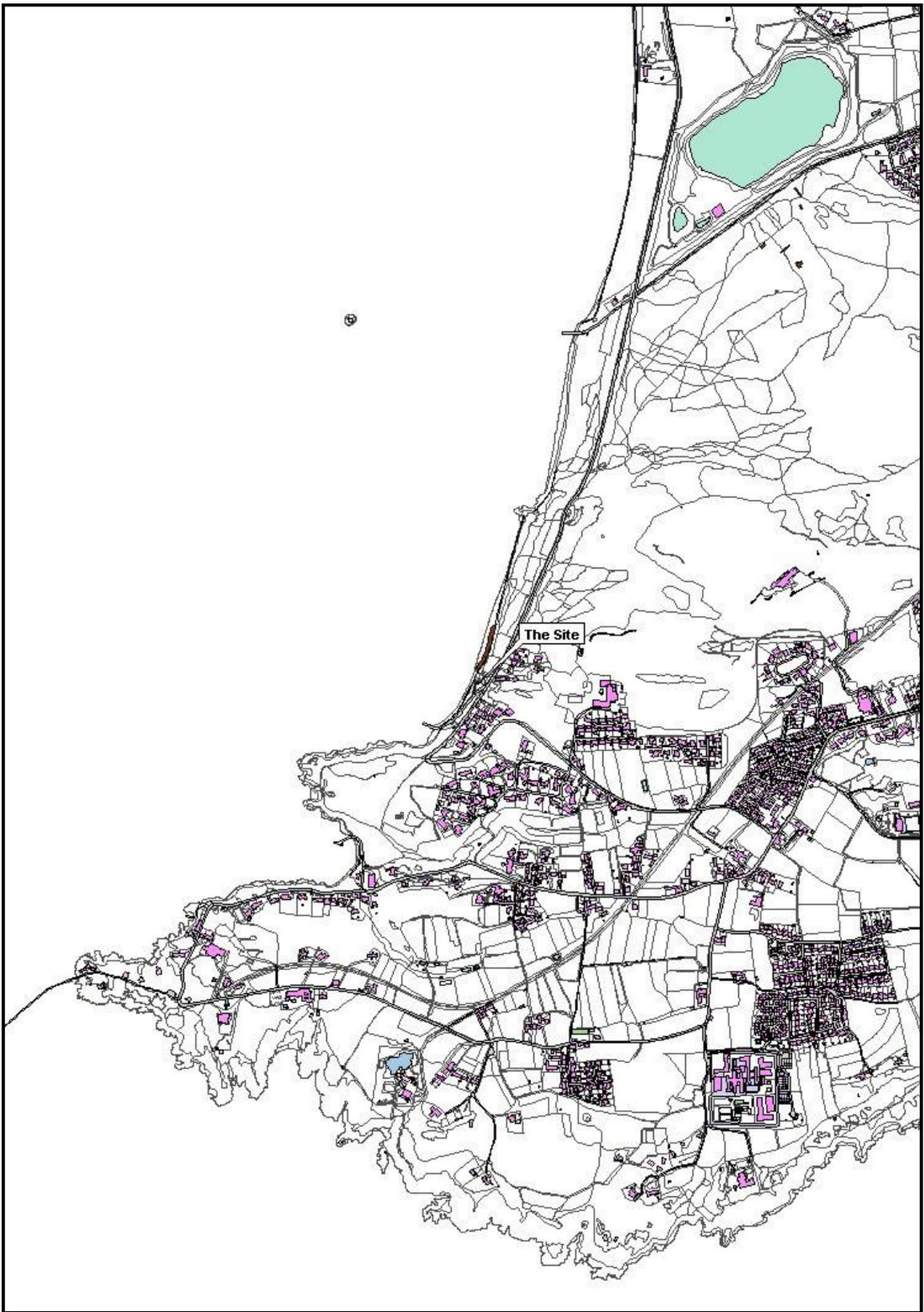
- No reports have been prepared in respect of land contamination therefore the vendors cannot guarantee that contamination does not exist on site.
- The purchaser/tenant will be required at all times, and in undertaking any development, to provide public W.C. facilities to be open and available for public use daily between 7.30 am and 9.00 pm.

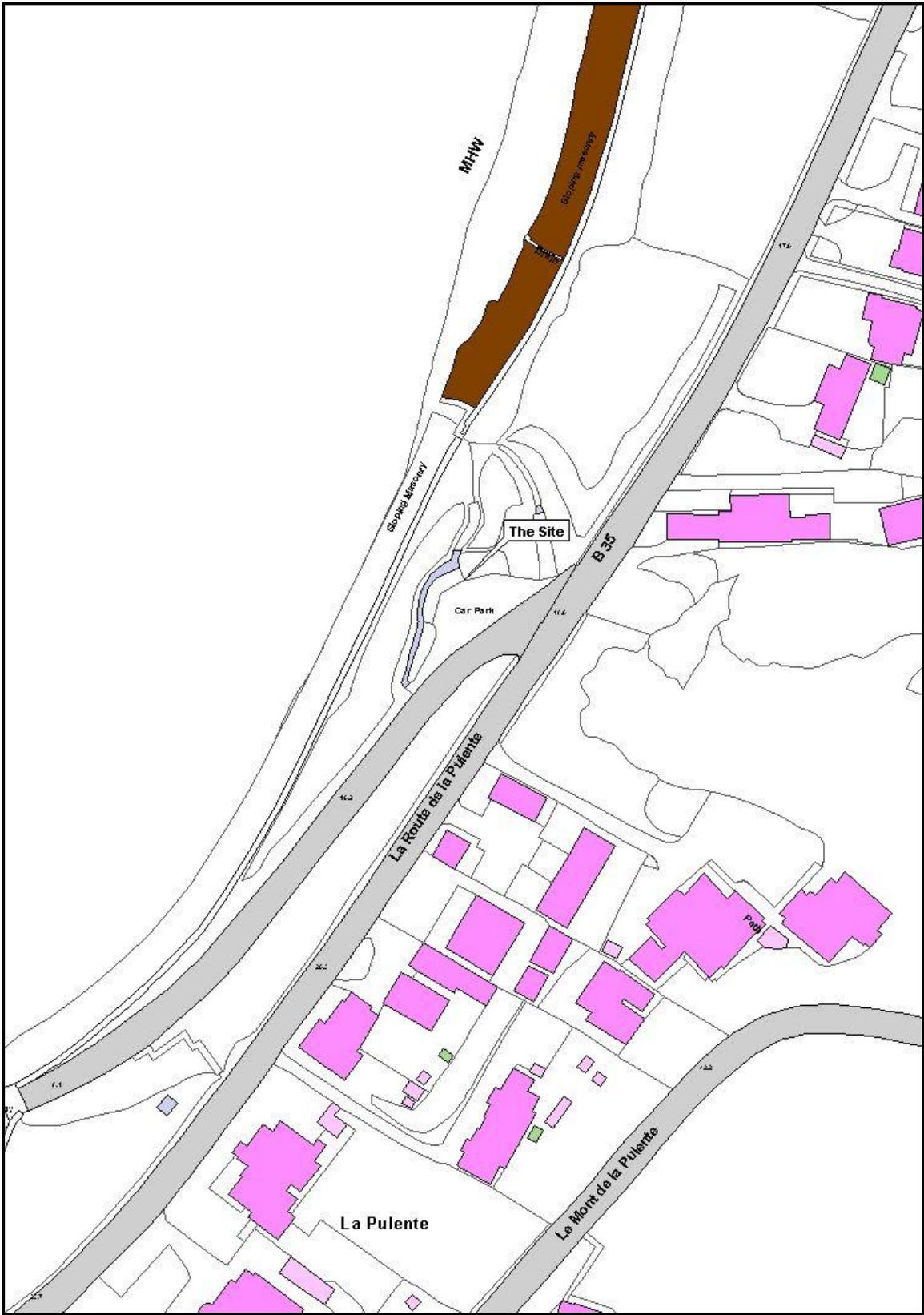


Services

Access to mains drainage, water and electricity are all believed to be connected.

Purchasers/tenants must make their own enquiries in this regard.





Freehold/Leasehold with vacant possession for sale/to let subject to Contract and Ministerial Approval

OFFERS INVITED

All offers to be submitted to the offices of **Buckley and Company Limited**

All offers are to be made exclusive of GST. GST to apply where appropriate

Legal Costs

Each party is to be responsible for their own legal costs irrespective of whether or not the transaction completes.

Viewing

Strictly upon appointment, for further information please contact the sole agents:

Buckley and Company Limited

P.O. Box 254

One Esplanade

St Helier, Jersey, JE4 8TT

Telephone: 01534 880880

Facsimile: 01534 759374

Contact **Jonathan Quèrèè MRICS**
e-mail jonathan@buckleyandcompany.co.uk

Contact **Simon Buckley FRICS**
e-mail simon@buckleyandcompany.co.uk

Anti-Money Laundering

Once an offer is accepted and negotiations for the purchase of a property are entered into, the prospective purchasers will be asked to produce photographic identification and proof of residency documentation e.g. current utility bill. This is in order for us to comply with the current Anti Money Laundering Legislation.



Retail

www.buckleyandcompany.co.uk

Notice: Buckley and Company Limited, as agents for the vendor, or as the case may be, Lessor ("Vendor") and for themselves, give notice that:

1. These particulars are provided merely as a general guide to the property. They are not and shall not hereafter become part of any offer or contract.
2. The statements herein are made in good faith but without responsibility whatsoever on the part of the vendor, Buckley and Company Limited or their servants. It is for the Purchaser or as the case maybe the Lessee (the "Purchaser") to satisfy themselves by inspection or otherwise as to their accuracy and fullness, they must not in entering into any contract or otherwise rely upon these particulars as statements on representations of fact.
3. The Vendor does not make or give and neither Buckley and Company Limited nor its servants has any authority, express or implied, to make or give any representations or warranties in the respect of the property.
4. In the event of any inconsistency between these Particulars and the Condition of Sale, the latter shall prevail.
5. Nothing in these particulars should be deemed to be a statement that the property is in good condition or that any service or facilities are in working order.

Note: Buckley and Company Limited has not made any investigations into the existence or otherwise of any issues concerning pollution and potential land, air or water contamination. The purchaser is responsible for making their own enquiries in this regard.