



## La Piece Micheal La Rue Du Val De La Mare Du Sud, St. Peter

£5,301 pa

**BROADLANDS**  
COMMERCIAL



## La Piece Micheal La Rue Du Val De La Mare Du Sud St Peter

- Agricultural barns - to let
- 1,767 sq ft
- £5,301 pa
- Sole agent - Evie Wills [evie@broadlandsjersey.com](mailto:evie@broadlandsjersey.com)





## La Piece Micheal La Rue Du Val De La Mare Du Sud St Peter

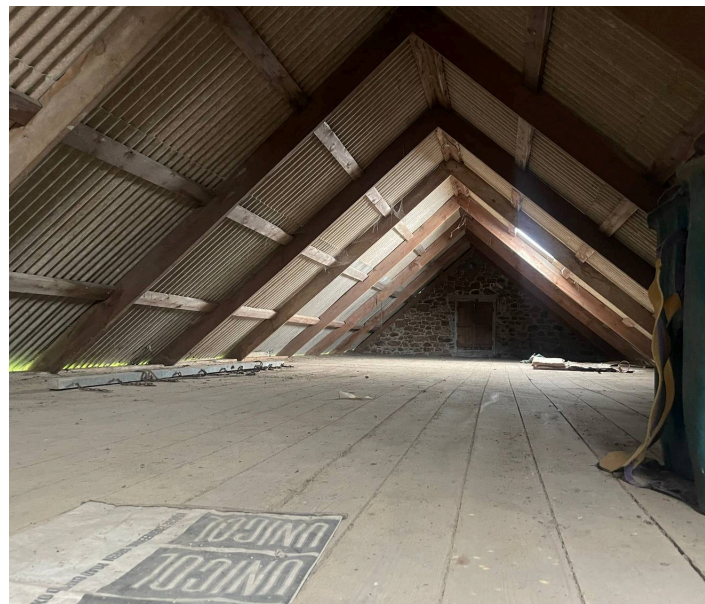
Barn 1 is a detached barn of brick construction and tin roofing. It provides two open plan areas with a loft which is accessed via a ladder.

Attached to the main house is a smaller barn of granite construction and slate tile roofing. Barn 2 provides a mainly open plan area with a loft which is accessed via a ladder. Both barns are in a fairly dilapidated condition with a hole in the roof in Barn 2. The tenant will need to undertake some repair work to make the property wind/watertight.

The historic farm group is of C17 and C19 origins. The buildings are Grade 3 Listed (PE0229) with the barns contributing to the rural, roadside setting.

The barns do not provide any WC facilities. There is electricity in the barns, however this would need to be updated by the ingoing tenant. Water is provided by bore hole.

Due to the surrounding residential occupiers, usage of the barns will need to be restricted to standard working hours. Monday to Friday, work is acceptable between 9am and 5pm. On Saturdays it's acceptable to work between 9am and 2pm, and on Sundays or bank holidays, no work will be allowed on the premises.



**Location**

The Property is located in St Peter countryside, directly off La Rue du Val de la Mare du Sud. The immediate surrounding area is mainly rural along with some residential dwellings.

**Accommodation**

The property has been measured in accordance with the RICS code of measuring practice and provides the following gross internal areas:

Barn 1 Ground 1,037 sq ft 96.42 sqm

Barn 2 Ground 730 sq ft 67.89 sqm

**Availability**

The whole property is available immediately, subject to completion of the legalities.

**Use**

We have been informed the property is classified as Use Class D – Agriculture.

Alternative uses will be considered (subject to the usual planning consents).

**Rental**

The whole premises are available at the quoting rental of £5,301 pa (£3 psf).

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

**Legal Costs**

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

**Viewing**

Strictly by appointment with the Lessor's sole agent.

Evie Wills

T. +44 (0)1534 880140 M. +44 (0)7780 512345  
evie@broadlandsjersey.com www.broadlandsjersey.com



## **Disclaimer**

**Broadlands 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 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 themselves 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**

**Broadlands 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**

**quoted exclusive of GST. These details are believed to be correct at the time of compilation but may be subject to subsequent amendment.**

