

# LA HOUGUE FARM

## LA GRANDE ROUTE DE SAINT -PIERRE | ST PETER | JERSEY



## COMMERCIAL OPPORTUNITY AVAILABLE TO LET

## LOCATION

La Hogue Farm - formerly known in part as “aMaizin! Adventure Park” – is located on La Grande Route de Saint-Pierre, in the Parish of St Peter. St Peter’s Village and St Ouen’s Village are a short drive away to the east and west respectively. We attach a location plan for reference purposes.

## DESCRIPTION

La Hogue Farm enjoys easy access off La Grande Route de Saint-Pierre, a main arterial route, interconnecting the commercial centres of St Brelade and St Helier via the A1 from Beaumont. Access to the northern parishes is afforded via St Mary’s Village, St John’s Village and Trinity and St Martin’s parish halls via numerous secondary routes.

Recently home, in part, to the long-established and highly-regarded “aMaizin! Adventure Park”, the available part of the property comprises a purpose-built facility, built to “HUF-Haus” design / specification. As currently arranged, the building provides to the ground floor a reception, retail area, main open-plan space, 2 x partitioned rooms, food-galley, restaurant / partially fitted “5-star rated” kitchen, marquee extension and 2 x disabled W.C.’s. The whole of the ground floor is serviced by an oil-fired heating / cooling system, operated at low cost, from re-purposed cooking oil. The 1<sup>st</sup> floor / mezzanine then provides air-conditioned and sound-proofed office space, a large storage area and further W.C. facilities for male, female and baby-changing. All areas are presented in well-maintained order having been specified and constructed to a high-standard. There is then a large external area; attractively landscaped and maintained. The whole of this area is approximately shown for identification purposes only, outlined in red on the plan attached at the front of these details and below. A large area of dedicated car parking is then provided adjacent to the main entrance; sufficient for parking circa 50-cars.

*As a potential addition to the above-described area, a further external area comprising miscellaneous hardstanding and landscaping – approximately shown for identification purposes only, outlined in blue on the plan attached at the front of these details and below – may also be made available by negotiation.*



## ACCOMMODATION

We have been provided with measured areas of the key, Gross Internal Areas of the property as follows:

### Ground Floor

- Main Building - 782 Sqm / 8,417 Sq.Ft.
- Marquee Extension - 152 Sqm / 1,639 Sq.Ft.

### 1<sup>st</sup> Floor / Mezzanine

- “The Play-Barn” - 219 Sqm / 2,361 Sq.Ft.

## PLANNING / ONWARD USE

The currently adopted use of the property is that of an internal / external children's play area with food, retail, office and storage uses being ancillary.

Planning & Environment have indicated that onward retail uses will not be considered while the following uses (as defined within the Planning and Building (General Development) (Jersey) Order 2011) would be preferred:

- Class B – café & restaurants
- Class G – social including gallery, museums, libraries & community centres
- Class I – entertainment including theatres, cinema & concert halls
- Class M – late night entertainment including bars, nigh-clubs and public houses

It is recommended that in all cases, interested parties should seek guidance from the Planning & Environment Department directly, together with other government departments as appropriate and / or an independent planning specialist.

## FURTHER INFORMATION

Further information, including a list of fixtures and fittings, site boundaries and on-site services is available upon request.

## OPPORTUNITY

**The opportunity exists to acquire a new 9-year FRI lease of the existing buildings and associated external areas and car parking detailed herein. Lease terms are available on a POA basis.**

## LEGAL COSTS

Each party to bear their own legal costs and any other costs incurred, whether or not a transaction completes.

## VIEWING

For further details and viewing, please contact the lessor's sole agent, Quérée Property Consultants Ltd via either **Jonathan C Quérée MRICS** on 077978 40008 (M) or **Lucy Schooling MRICS** on 077979 844755.

### Quérée Property Consultants Ltd

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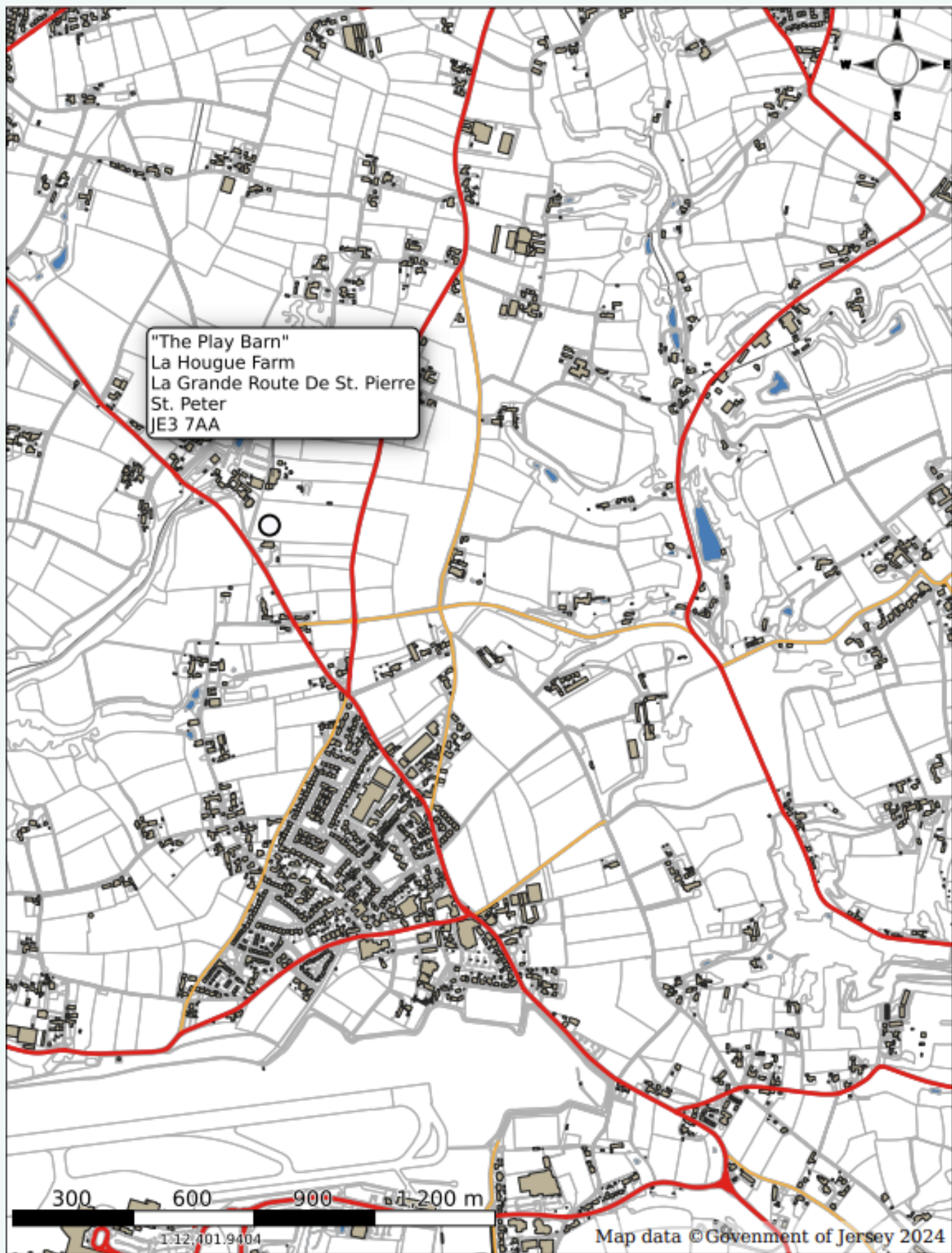
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"The Play Barn"  
La Hougue Farm  
La Grande Route De St. Pierre  
St. Peter  
JE3 7AA

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Map data © Government of Jersey 2024



"The Play Barn"  
La Hougue Farm  
La Grande Route De St. Pierre  
St. Peter  
JE3 7AA

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