

COMMERCIAL PROPERTY OPPORTUNITY



Sarre & Company
CHARTERED SURVEYORS

UNIQUE OPPORTUNITY ST BRELADE



**4,023 SQ.FT.
WITH AMPLE PARKING**

TO LET



16 Gloucester Street, St.Helier, Jersey, Channel Islands, JE2 3QR
Tel: 01534 888848 Fax: 01534 888849
Email: property@sarreandcompany.co.uk www.sarreandcompany.co.uk



LES CREUX PAVILION ST BRELADE

INTRODUCTION

Les Creux Pavilion is located in Les Creux Country Park, St. Brelade, Jersey, which is a cherished community asset with a rich history and diverse range of activities.

Jersey Property Holdings (JPH) seeks EOI proposals for the development and management of the vacant Les Creux Pavilion building, with a focus on community use, sports activities, economic viability, and a sustainable business model.

Although originally built as a bowls club JPH are seeking proposals from a wide range of operators with ideas that demonstrate the best added value to the community using or developing the site.

BACKGROUND

Les Creux Country Park was established as part of a Millennium project to create a natural open space within walking distance of the Les Quennevais area. Les Creux Pavilion (the facility) was built in the early 2000s to serve as Jersey's international bowls venue but closed in 2024 due to a lack of membership.

OBJECTIVES

The primary objectives for the development and management of the vacant facility are:

- To enhance community use and engagement.
- To promote and support sports activities.
- To ensure economic viability and sustainability.
- To preserve and promote the park's historical and environmental significance.

COMMUNITY USE

Proposals should demonstrate how the facility will serve the local community, including:

- Providing spaces for community events, meetings, and activities.
- Offering programs and services that cater to diverse community needs.
- Encouraging volunteer involvement and partnerships with local organisations.

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SPORTS USE

Proposals should outline plans to support and enhance sports activities, including:

- Organising sports events.
- Collaborating with local sports clubs and organisations to maximise usage and community involvement

ECONOMIC VIABILITY

Proposals should outline a clear and realistic business plan, including:

- Revenue generation strategies (e.g., rental income, events, concessions).
- Cost management and financial sustainability.
- Potential funding sources and partnerships.

SUSTAINABLE BUSINESS MODEL

Proposals should emphasise sustainability, including:

- Environmentally friendly practices (e.g., energy efficiency, waste reduction).
- Long-term maintenance and operational plans.
- Strategies for adapting to changing community needs and environmental conditions.

HISTORICAL CONTEXT

Proposals should respect and incorporate the park's history, including:

- Acknowledging the contributions of organisations like the Rotary Club de la Manche and the Scouts Association Jersey.
- promoting educational opportunities about the park's heritage.

SUBMISSION REQUIREMENTS:

Interested parties should submit the following:

- A detailed proposal addressing the objectives outlined above.
- A business plan with financial projections.
- Information on the organisation's experience and qualifications.
- References from previous projects or community initiatives.

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EVALUATION CRITERIA:

Proposals will be evaluated based on:

- Alignment with community use and engagement goals.
- Support and enhancement of sports activities.
- Economic viability and sustainability.
- Commitment to environmental and historical preservation.
- Organisational capacity and experience.

SUBMISSION DEADLINE:

All proposals must be submitted by **7th April 2025**. Submissions should be sent to ewills@sarreandco.com.

Once written EOI have been received you will then be invited to present your proposal to a panel in the week commencing **21st April 2025**.

The panel will assess your presentation and written submission in order to determine who to award the lease to and this will be assessed against the criteria documented in this EOI document. A confirmed date, time and location for the presentation will be coordinated with all interested parties shortly after the submission date has passed.

CONCLUSION:

We invite interested parties to submit their proposals for the development and management of the Les Creux Pavilion facility. This is an exciting opportunity to contribute to the community, promote sports and sustainability, and respect the park's rich history.

USE CLASS:

The property benefits from Use Class H – Sport and Fitness, Glass G – Social (which includes community centre) or Class I – Entertainment (Theatre, Cinema or concert hall). Subject to change of use, this property would be suitable for alternative uses.

TENURE:

The unit is available by way of a new lease on effectively fully repairing, payment of occupier rates and insuring terms, for a term between 5 - 9 years which are negotiable, with rent reviews being annual to JCOL

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ASKING RENTAL:

Dependant on the proposed use of the facility Government of Jersey will seek a financial return from the premise from the occupier which is negotiable. Any proposed business case should ensure this is factored into the proposal.

OCCUPATION

On completion of legal formalities.

LEGAL COSTS

Each Party to bear their own legal costs.

COVENANT STRENGTH

In line with normal market practice a suitable covenant or guarantee will be required by the lessor.

VIEWING

By contacting the vendor's sole agent:

**Simon Gale LLB Hons AssocRICS, Alistair M Sarre BSc MRICS
Evie Wills BSc (Hons) or Reece Sarre**

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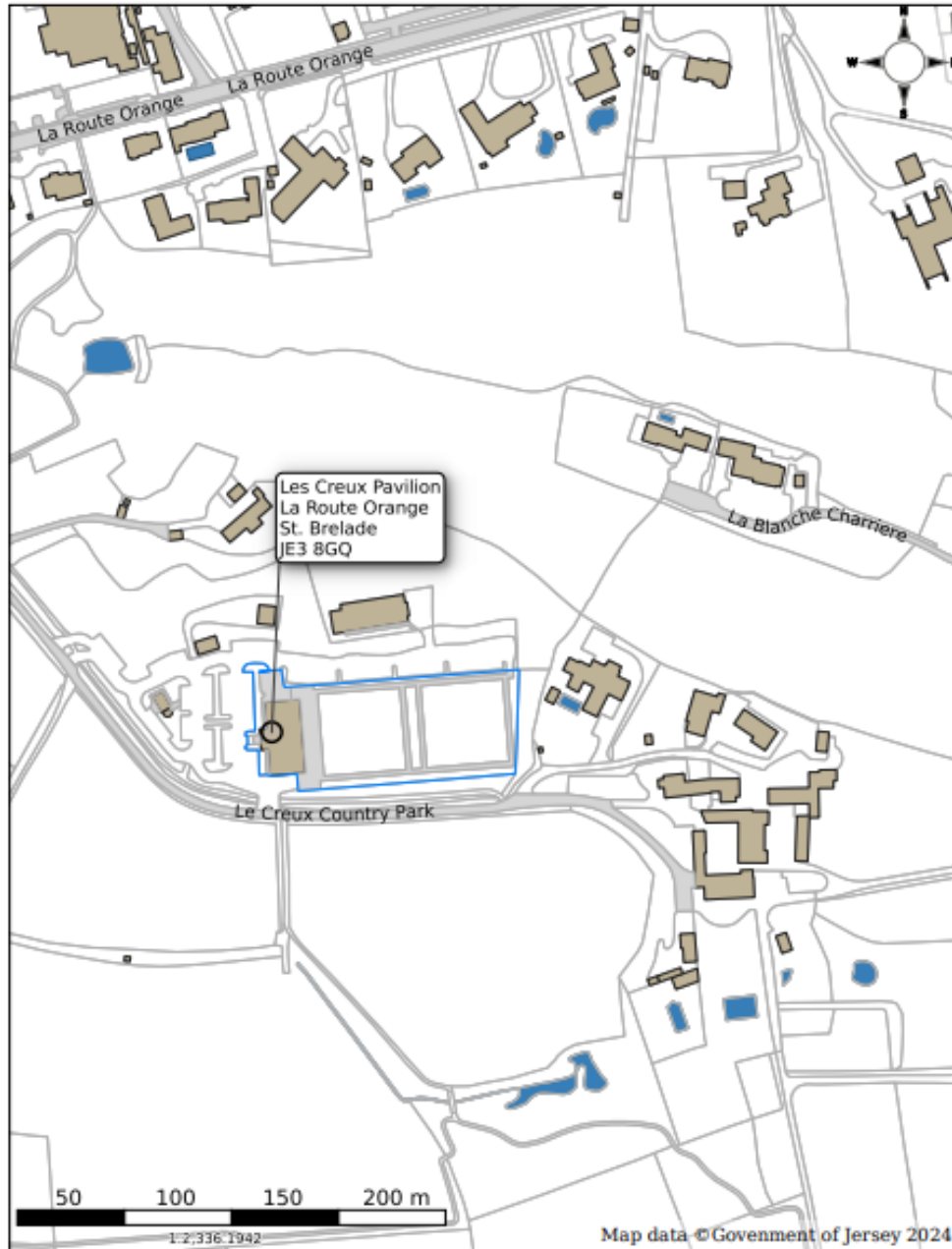
WHILST WE BELIEVE THESE PARTICULARS TO BE CORRECT NO RESPONSIBILITY CAN BE ACCEPTED FOR ANY INACCURACY

LES CREUX PAVILION ST BRELADE



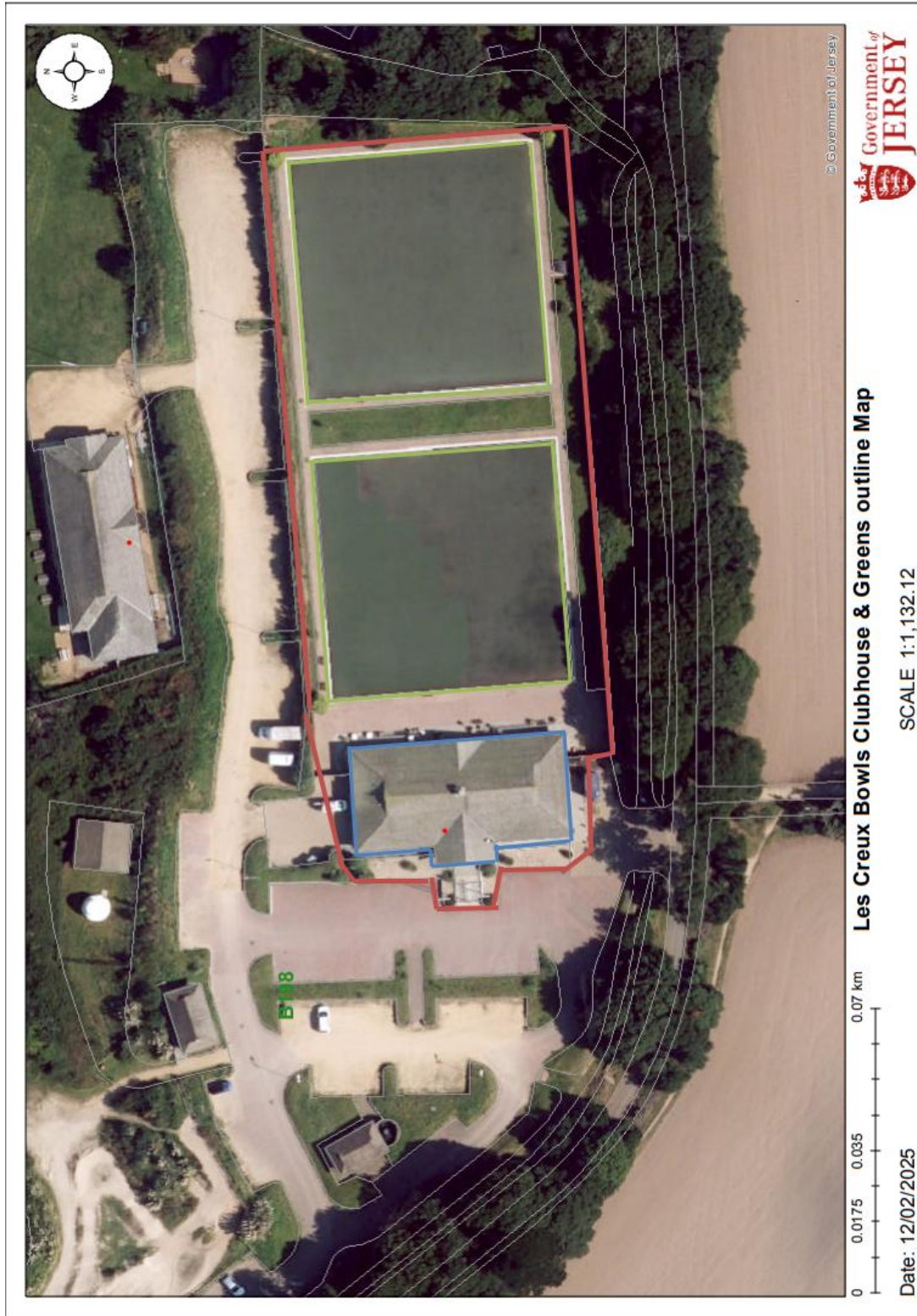
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DIGITAL MAPS

Digimap Address Locator

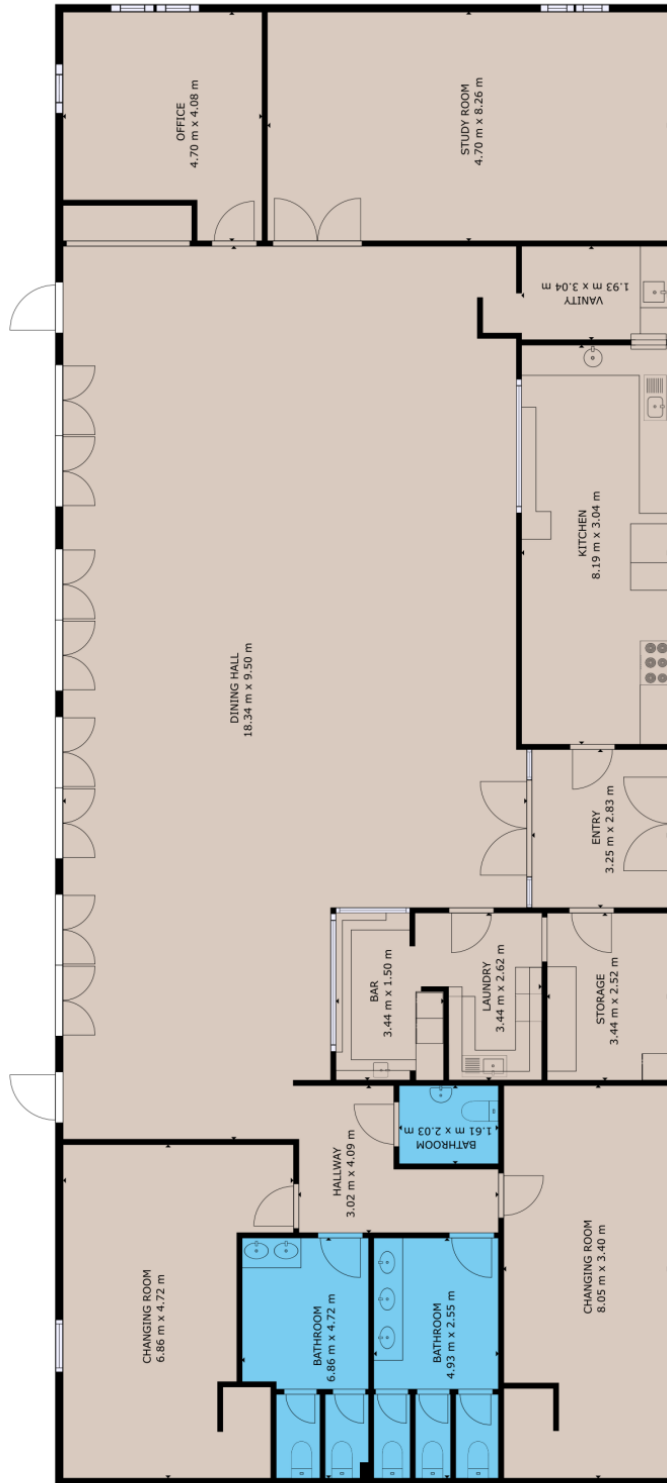


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GROSS INTERNAL AREA
FLOOR 1: 373.89 m²
TOTAL: 373.89 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

