



PROPERTY FOR RENT:

Flat 2, No 5 Lempriere Street, Lempriere Street, St Helier, Jersey – JE2 3XB

DESCRIPTION: Ground Floor;

- Flat entrance via communal lobby, stairs straight up to half landing. (No rooms on this level) electric radiator at the bottom of the stairs

First Floor;

- Kitchen with dining area: with fitted kitchen, extractor hood, with space for cooker, radiator, vinyl flooring
- Bedroom 1: carpet floor, with electric radiator.
- Lounge; Coal fire place (working fireplace), electric radiator, no carpet.
- Bathroom: Bath with Shower Attachment, screen, WC and WHB, fan extractor, heated towel rail, vinyl flooring

Second Floor;

- Bedroom 2: Velux window, electric radiator, carpet flooring.
- Bedroom 3: Velux window, electric radiator, carpet flooring.
- Store room: carpet flooring

Loft;

- Water tank – **LOFT NOT TO BE USED BY TENANT.**

LEASE TERM: 3-Year term; Residential status required: **Entitled.**

CAR PARKING: No Car Parking comes with the property

However, the tenant can apply for a parking space but may need to go onto a waiting list for a parking space in the Parish Lempriere Street car park.

AVAILABILITY: Available for occupation from **1 June 2025**. The property has recently been refurbished and fully redecorated.

RENTAL: **£ 1,788 Per month** (£ 21,456.88 p/a) payable by Direct Debit only. The rental is reviewed annually and increased in line with the cost of living.

DEPOSIT: A deposit of **£ 1,788** is required to cover any breakages, losses and damage caused to the premises and will be held in the "My deposits Jersey" Tenancy Deposit Scheme and will be returned to the Lessee at the termination of the lease, subject to the condition of the property.

HEATING: Electric radiators throughout, and an open fireplace in the living room.

SERVICES: Electricity (No Gas). Electricity and water accounts will need to be transferred into the prospective tenant's name from the start of the lease date.

- New electric radiators are fitted throughout the property
- Timber single glazed sash windows. (due to be refurbished in the future)
- Bedrooms 2 & 3 in the attic are fitted with double-glazed Velux windows



PARISH OF ST HELIER INFRASTRUCTURE

Town Hall, PO Box 50, St Helier, JERSEY, JE4 8PA

Flat 2, 5 Lempriere Street
RENTAL PROPERTY AVAILABLE

VIEWING: If you wish to view, please contact the Infrastructure Department - email infrastructure@sthelier.je to make arrangements.

Viewings are only available Monday to Friday (by appointment only between: 9am and 3pm).

NOTE: The Parish is not responsible for the existing or any new carpet. The Kitchen and Bathroom has fitted vinyl flooring the prospective tenant will be responsible for keeping the vinyl floor in good order.

- RESTRICTIONS:**
- Please note that the property does not have any outside space (i.e. Garden/amenity space).
 - The property does not come with allocated car parking however the tenant would be able to go on the waiting list for renting a parking space in Lempriere Street Car Park.
 - The Street Cleansing department has their canteen/staff facilities in the Flat below, the working hours are from 6am / 7 days a week, potential tenant should be aware that noise levels do transmit into this flat.
 - Street Cleansing operates the wash bay within Lempriere Street, 7 days a week, and there will be noise from this operation.
 - Pets at the Parish's discretion.

EXPRESSIONS OF INTEREST ARE TO BE SUBMITTED IN WRITING TO
Accounts2@sthelier.je

BY NO LATER THAN: 9 am Tuesday, 20 MAY 2025

If you are interested in this property:

Please supply the following details:-

- Name and address
- Contact email address & phone numbers
- Where are you employed?
- Why are you interested in the property?
- Who would be living there (ages of children if applicable)?
- If you have any pets (numbers and what type, if applicable)?
- What date do you want to take the lease from?

If your application is successful, two references will be required, one from your previous landlord or employer and one from a financial institution, e.g. bank, to prove that you can afford the monthly rent.

You will also be required to provide proof of your residential status, the Parish will need to have sight of your Social Security Registration Card and some photographic identity e.g. driving licence. We will take copies of these and let you have the originals back.

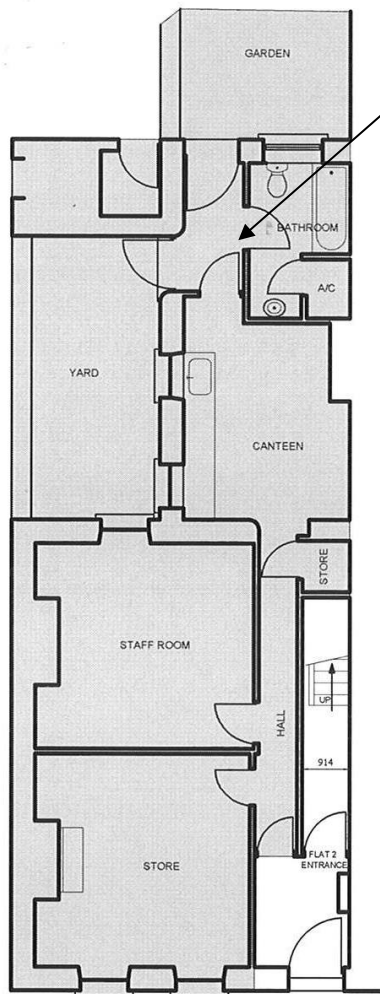


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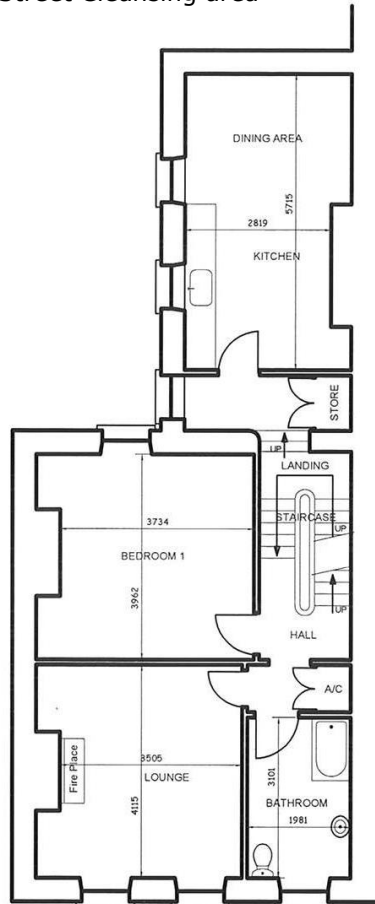
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FLOOR PLANS:

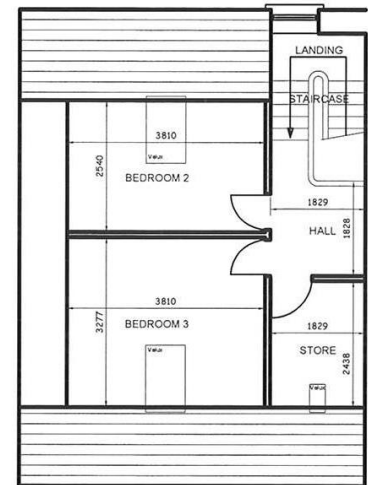


GROUND FLOOR

Shaded area represents
Street Cleansing area



FIRST FLOOR



SECOND FLOOR

ALL DIMENSIONS INDICATED ARE ONLY FOR INFORMATION