STATES OF JERSEY

LAND TRANSACTIONS UNDER STANDING ORDER 168(3) – LEASE – UNIT 102, CENTRAL MARKET

Presented to the States on 18 December 2025
by the Minister for Infrastructure

STATES GREFFE

REPORT

Decision(s): Under Standing Order 168(3), the Minister for Infrastructure hereby notifies the States that he has accepted the recommendation of Jersey Property Holdings to agree to the following –

(a) Land transaction –

To approve the 9-year lease of Unit 102, Central Market, St Helier, JE2 4WT for an annual rent of £8,000, to Mr Martyn Cast of Jenca Music School from the 1st February 2026.

The Minister hereby authorises, as applicable, the Attorney General and the Greffier of the States to pass any contract which is required to be passed on behalf of the Public; and the Director of Property Holdings to conclude any contract which is required to be concluded on behalf of the Public.

After the expiry of 15 days following presentation to the States the transaction may be concluded.

Further information on this decision may be viewed in due course at:
https://www.gov.je/government/planningperformance/pages/ministerialdecisions.aspx
under Ministerial Decision reference MD-INF-2025-921.

A plan of Unit 102, Central Market is shown in yellow for identification purposes on the Plan in the appendix.

The unit was advertised by the Markets Manager through social media channels and a notice displayed in the unit's window. Four applicants were subsequently invited to present business plans to the Markets Manager and a Property Manager from Jersey Property Holdings' Estates Team. Following this process, the proposal presented by Martyn and Amy Cast for the Jenca Music School Retail Facility was determined to be the most appropriate.

Jenca Music School intends to establish a specialty retail facility, combining professional musical instrument sales with curated artistic merchandise. This offers a differentiation from existing market offerings and is expected to enhance the diversity and vibrancy of the Central Market.

Due diligence and KYC checks have been completed and deemed satisfactory.

The lease terms proposed are consistent with those applied to existing Market tenants.

Unit Location