STATES OF JERSEY

LAND TRANSACTIONS UNDER STANDING ORDER 168(3) – LEASE – UNIT 73-74 & 80, CENTRAL MARKET

Presented to the States on 18th 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 73-74 & 80, Central Market, St Helier, JE2 4WL to Bean Around the World Limited 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-2025-897.

A plan of Unit 73-74 & 80, 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. All interested parties were invited to present business plans to the Markets Manager, a Property Manager from Jersey Property Holdings' Estates Team and an officer from the Department for the Economy.

Bean Around the World Limited plans to open an Artisan Coffee Roastery, offering quality tea blends along with associated retail products, to complement their long-established café on 73 Halkett Place. As the proposal explains, having opened its doors almost 30 years ago (in June 1996), the Company prides itself on quality, innovation and providing for the community, with a focus on sustainability and customer engagement.

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

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

Appendix: Unit Location