
STATES OF JERSEY



LAND TRANSACTIONS UNDER STANDING ORDER 168(3) – LEASE – UNIT 10, BERESFORD MARKET

Presented to the States on 23rd January 2026
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 10, Beresford Market, Beresford Street, St Helier, Jersey JE2 4WX to Kim Thoa Price.

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 working 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-2026-27.

A plan of Unit 10, Beresford Market, Beresford Street, St Helier, Jersey JE2 4WX is shown for identification purposes on the Plan at Schedule 1 (in yellow) and Schedule 2 attached, with external areas shown at Schedule 3.

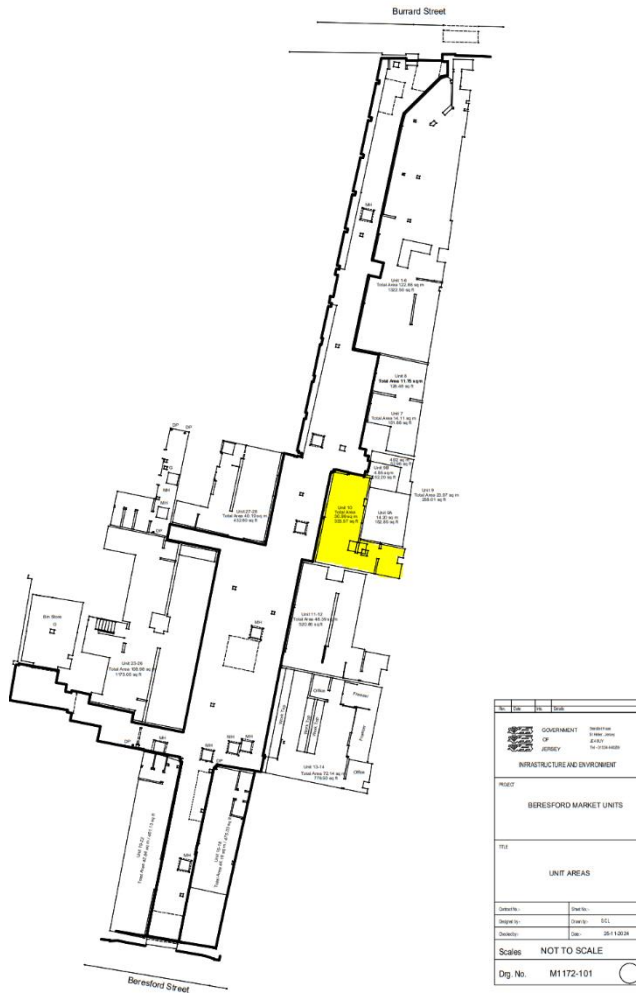
The unit was advertised by the Markets Manager through social media channels and a notice displayed on the exterior of the unit. All parties interested in a lease of the unit on the terms as advertised were invited to present their business plan to the Markets Manager and a Property Manager from Jersey Property Holdings' Estates Team. Following this process, the proposal to establish a Vietnamese food retail outlet under the trading name Banh Mi To Go presented by Kim Price was determined to be the most appropriate.

The unit offers an opportunity to create and serve authentic Vietnamese cuisine for both eat-in and takeaway. This concept distinguishes itself from existing food options in St Helier and Jersey, with a strong emphasis on healthy choices and the use of fresh produce.

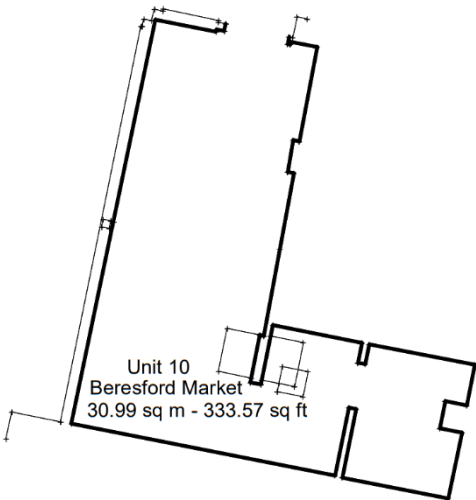
Due diligence and KYC checks have been completed and deemed satisfactory.

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

Schedule 1 - Beresford Market Plan

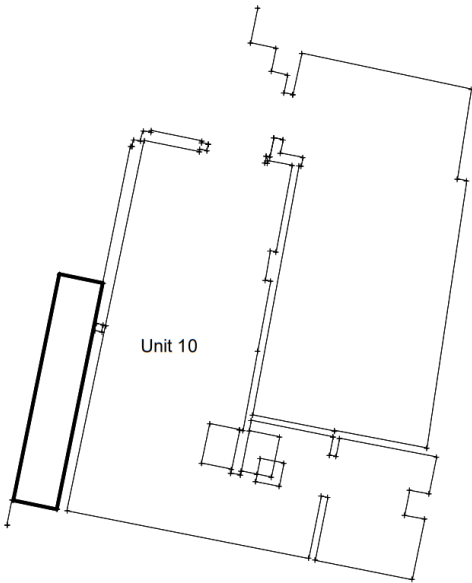


Schedule 2 – Unit 10



Rev	Date	Rev	Date
 GOVERNMENT OF JERSEY Beresford House 25 Water, Jersey JE4 8LZ Tel: +354 46233 INFRASTRUCTURE AND ENVIRONMENT			
PROJECT			
BERESFORD MARKET UNITS UNIT 10			
TITLE			
UNIT AREAS			
Contract No. >		Sheet No. >	
Designed by >		Drawn by > SCL	
Checked by >		Date > 25-11-2024	
Scales NOT TO SCALE			
Drg. No. M1172-07			

Schedule 3 – External area



Display Unit
3.89 sq m / 41.87 sq ft

Rev	Date	By	Desc
 STATES OF JERSEY 107941-1-1000 JERSEY, NJ 071 Tel: (201) 462-2000 Fax: (201) 462-2000 INFRASTRUCTURE AND ENVIRONMENT			
PROJECT			
BERESFORD MARKET UNITS UNIT 10			
TITLE			
EXTERNAL AREA			
Contract No.:		Sheet No.:	
Designed by:		Drawn by: S.C.L.	
Checked by:		Date: 25-11-2024	
Scales NOT TO SCALE			
Dwg. No.		M1172-07a	