

COMMERCIAL PROPERTY RESTAURANT PREMISES



Sarre & Company
CHARTERED SURVEYORS

EXCELLENT SEA FRONT RESTAURANT PREMISES HARVE DES PAS ST HELIER



**SEMI-FITTED OUT
SUITABLE FOR UP TO 80-90 COVERS
INTERNALLY, WITH APPROXIMATELY
38 COVERS ALFRESCO**

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



RESTAURANT PREMISES HAVRE DES PAS, ST HELIER

LOCATION

The property is located within close proximity to St Helier Town Centre, fronting the Havre des Pas coast road whilst also directly fronting the beach at Havre des Pas being accessed via the promenade.

We attach a location plan and site plan for reference purposes.

DESCRIPTION/ACCOMMODATION

The premises historically traded as the popular Nelsons Eye restaurant.

In summary the premises consist of the following:-

- Entrance with private staffroom area;
- Substantial interior restaurant for up to 80/90 covers;
- Semi-covered alfresco area for 8 covers;
- Potential alfresco area on promenade for approximately 30 + covers;
- Fitted bar facing the beach;
- Fully fitted and equipped kitchen;
- 2 sets of WC facilities consisting of both a male and female facility.

TENURE

The premises are available by way of a new internal repairing lease for a duration up to 9 years, subject to 3 yearly Jersey Cost of Living increases.

The lessee shall be responsible for a fair proportion of the building insurance, foncier and occupier rates and the repair and maintenance of the ground floor shop fronts. The landlord will be responsible for keeping the building wind and water tight.

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ASKING RENTAL

£42,500 per annum (no ingoing required).

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:

Alistair M Sarre BSc MRICS or Julian Roffe FRICS MCI. Arb

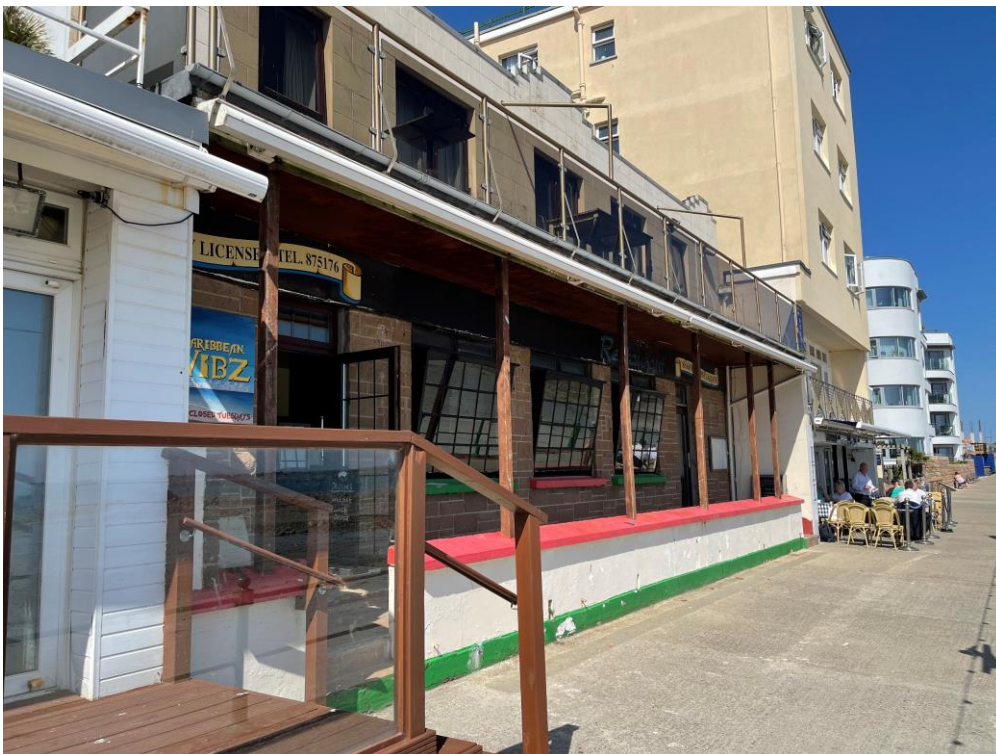
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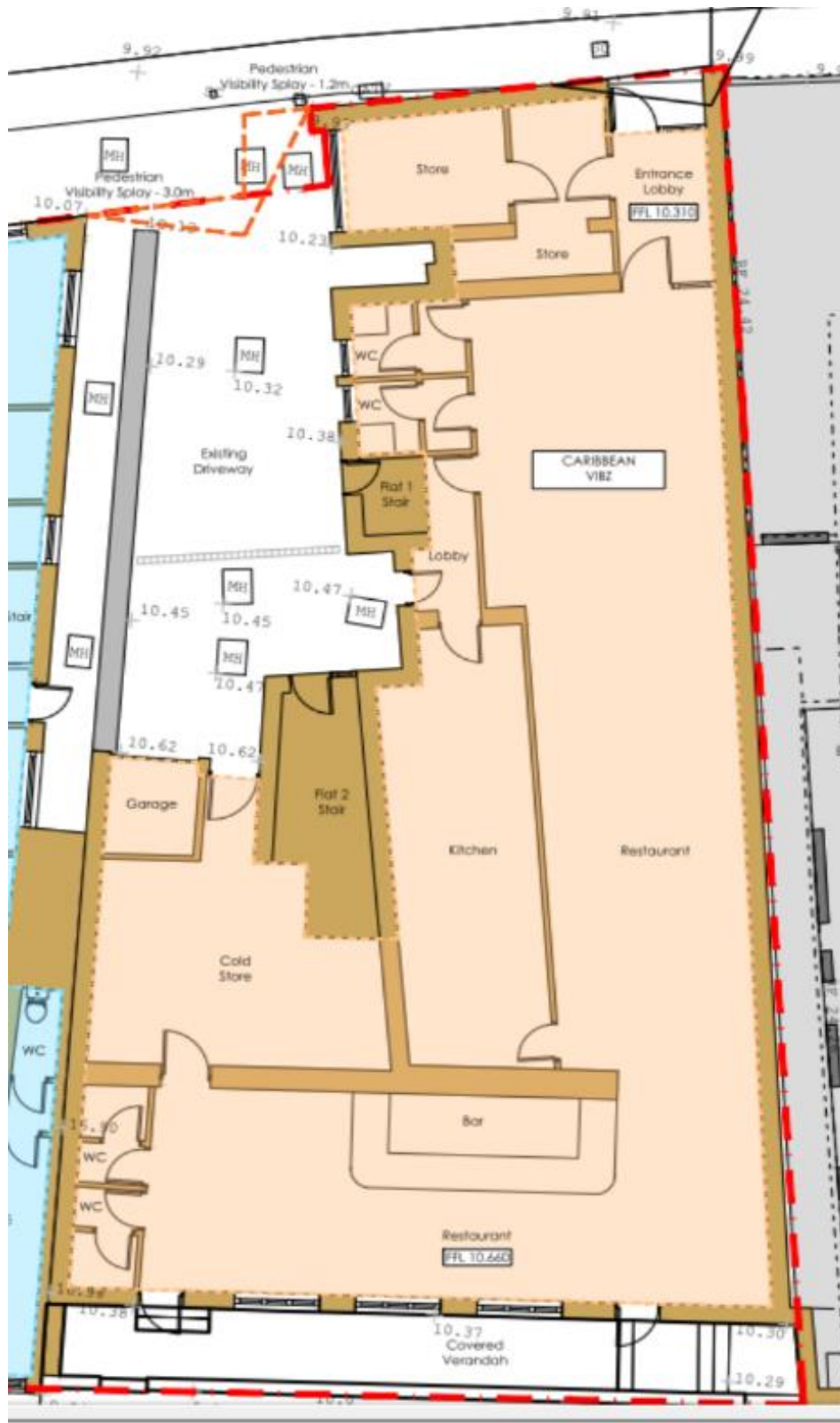
WHILST WE BELIEVE THESE PARTICULARS TO BE CORRECT NO RESPONSIBILITY CAN BE ACCEPTED FOR ANY INACCURACY

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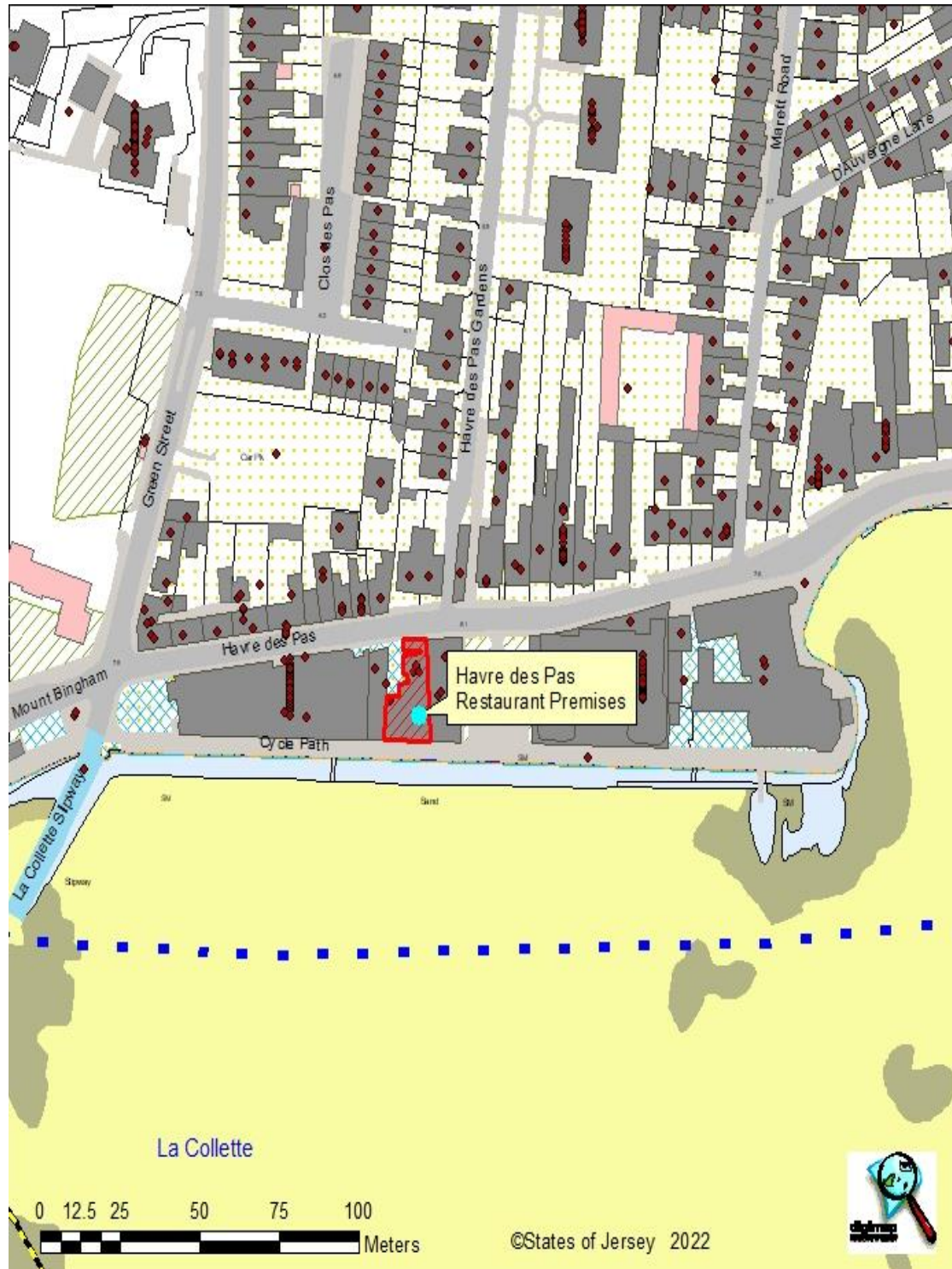
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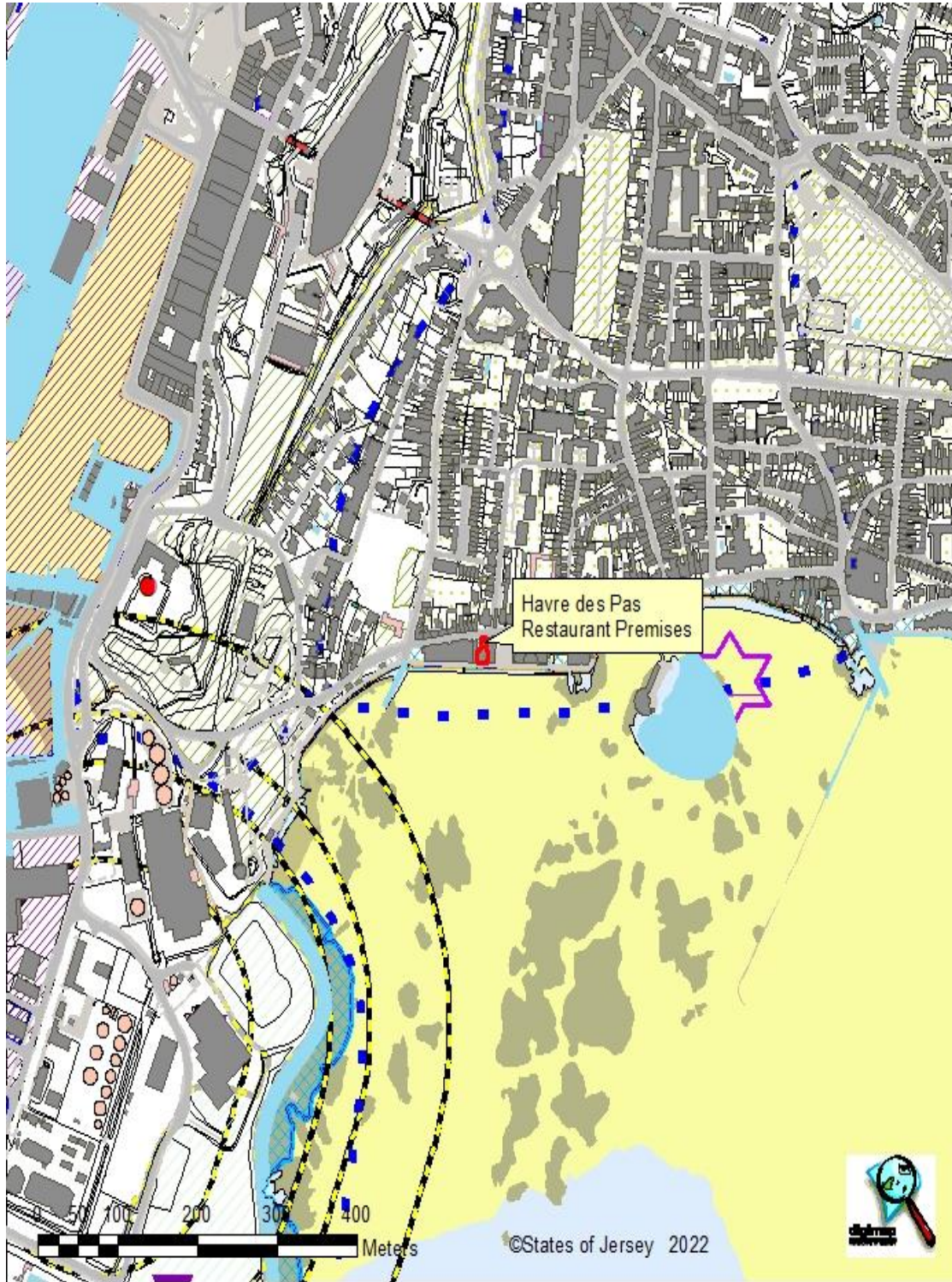
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