

COMMERCIAL PROPERTY RESTAURANT OPPORTUNITY



Sarre & Company
CHARTERED SURVEYORS

**EXCEPTIONALLY HIGH QUALITY
RESTAURANT PREMISES
WITH STAFF ACCOMMODATION**

**4-6 MARKET STREET
ST HELIER
JERSEY**



**FOR SALE
OR
TO LET**



16 Gloucester Street, St.Helier, Jersey, Channel Islands, JE2 3QR

Tel: 01534 888848 Fax: 01534 888849

Email: property@sarreandco.com www.sarreandco.com



4-6 MARKET STREET ST HELIER

LOCATION

The premises are located in the heart of Jersey's Central Business District, adjacent to the principal Town Market.

More specifically, the premises are situated on the Northern side of Market Street, which is the street off Halkett Street serving the Town Market.

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

DESCRIPTION

The premises provide a substantial restaurant at ground floor level with ancillary storage areas, along with a fully equipped kitchen at first floor level. On the second floor there is a 1 bedroom flat, along with a substantial 3 bedroom apartment which is currently being utilised as 3 staff rooms with communal facilities. The premises themselves have been fitted out to an exceptionally high standard throughout, having been completely rebuilt internally within recent years.

The restaurant has the capability of al fresco dining.

We attach floor plans for reference purposes.

ACCOMMODATION

Ground Floor	Restaurant premises licensed for 75 covers Fully fitted bar Disabled WC Storage area
First Floor	Customer facing male and female WC facilities Staff shower, WC facilities and changing area Fully equipped kitchen Dumb waiter serving the ground floor Fridges and prep areas

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Second Floor 1 bedroom apartment
3 bedroom apartment/3 staff rooms with communal facilities

TENURE

The premises are available Freehold with vacant possession to include All fixtures and fittings and thus is available as a fully functioning restaurant.

ASKING PRICE AND RENTAL

Freehold asking price - £1.595 million

Leasehold asking price - £85,000 per annum

On a leasehold basis an ingoing will be required for the extensive fixtures and fittings.

OCCUPATION

Immediately upon 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 in respect of a Leasehold transaction. The Lessee will be required to produce the usual Due Diligence information.

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VIEWING

By contacting the vendor's sole agent:

**Alistair M Sarre BSc MRICS, Simon Gale LLB Hons AssocRICS
Or Reece Sarre**

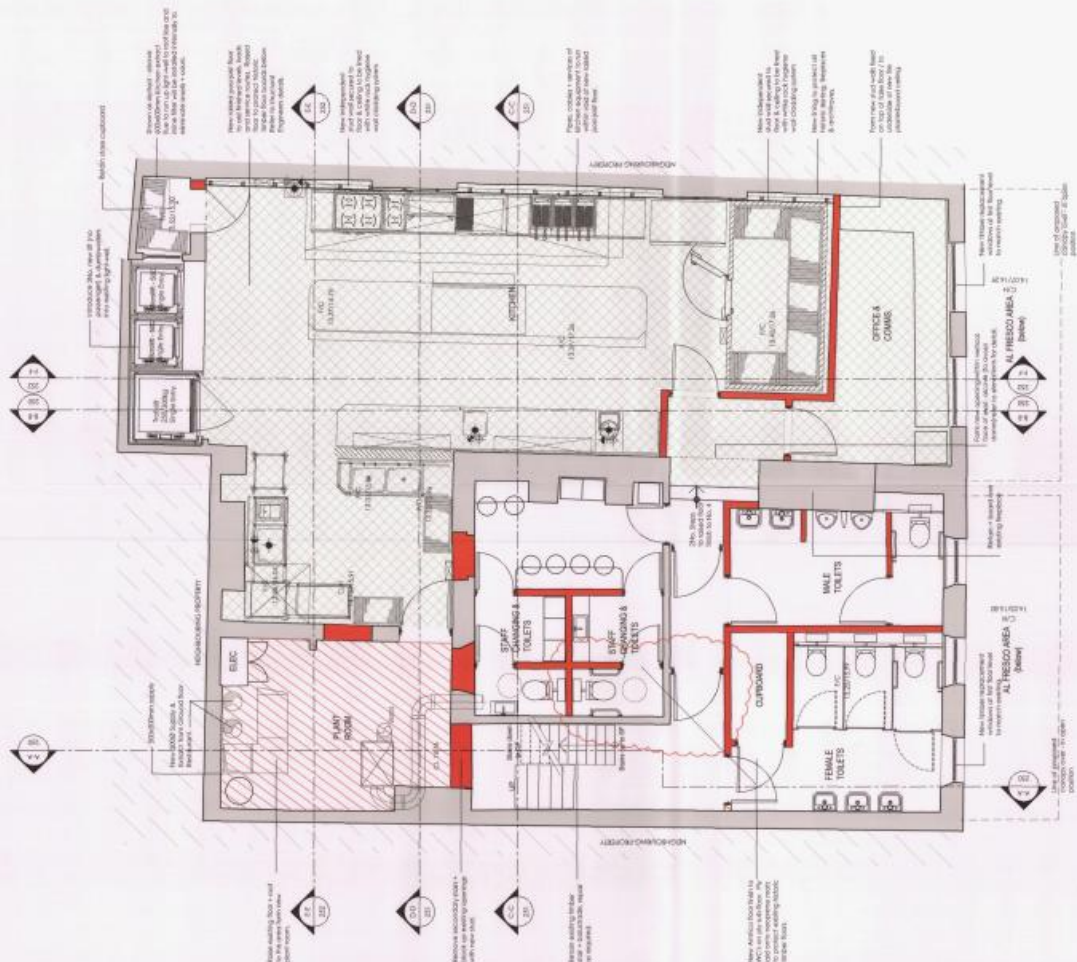
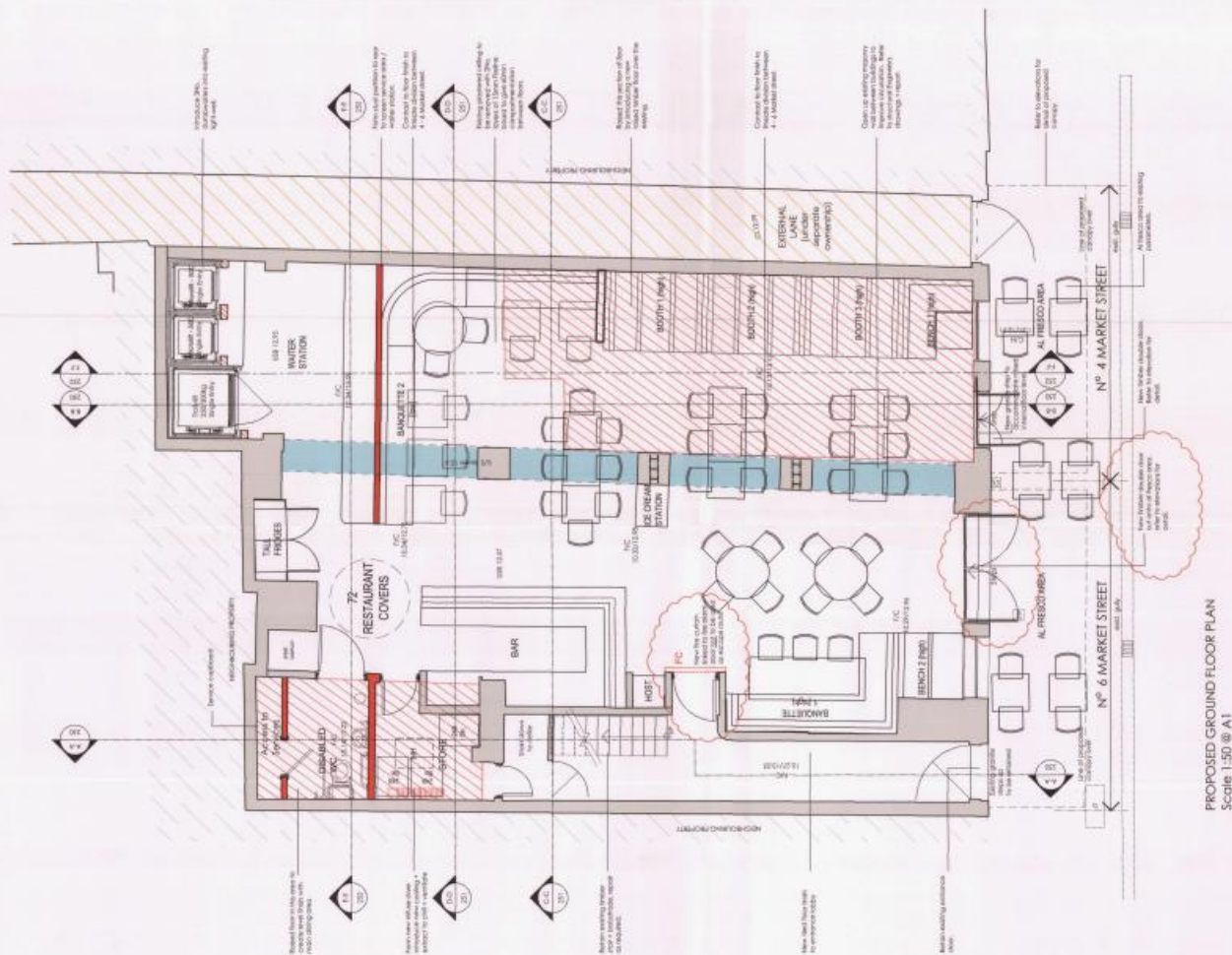
**Sarre & Company
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Jersey
JE2 3QR**

Tel: 01534 888848

E-mail: property@sarreandcompany.co.uk

Website: www.sarreandcompany.co.uk

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

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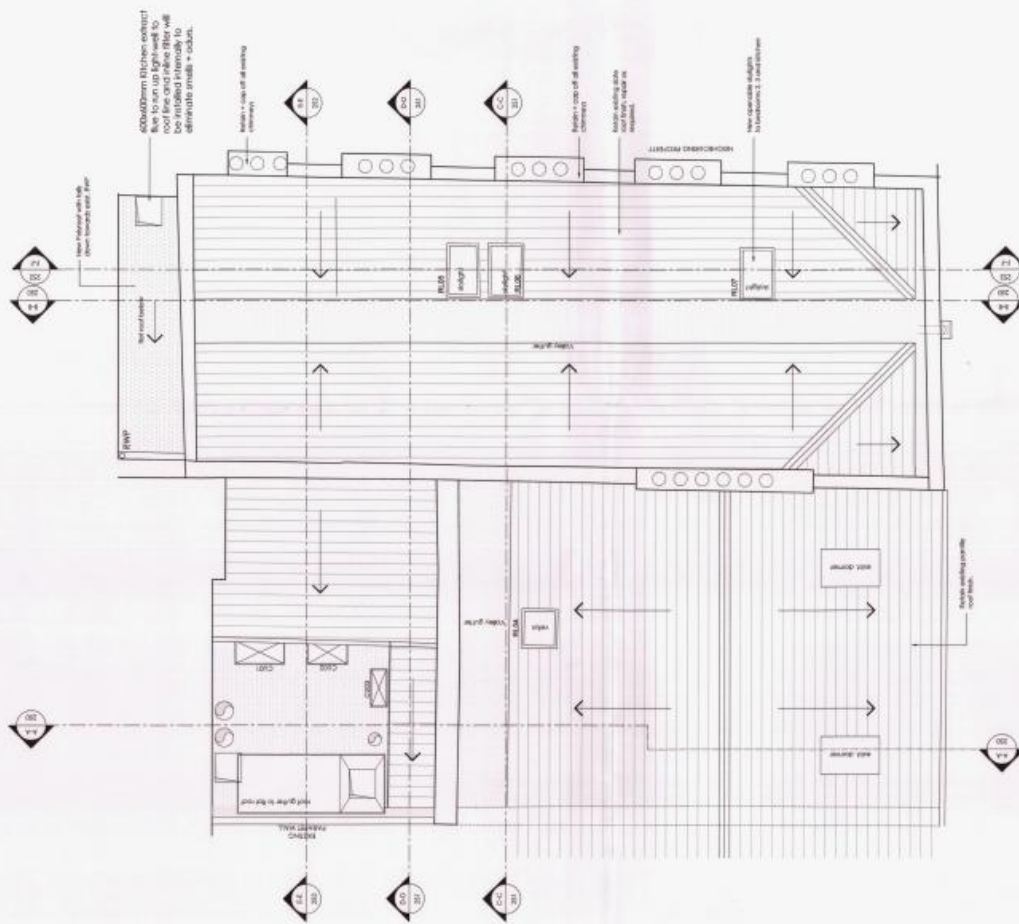
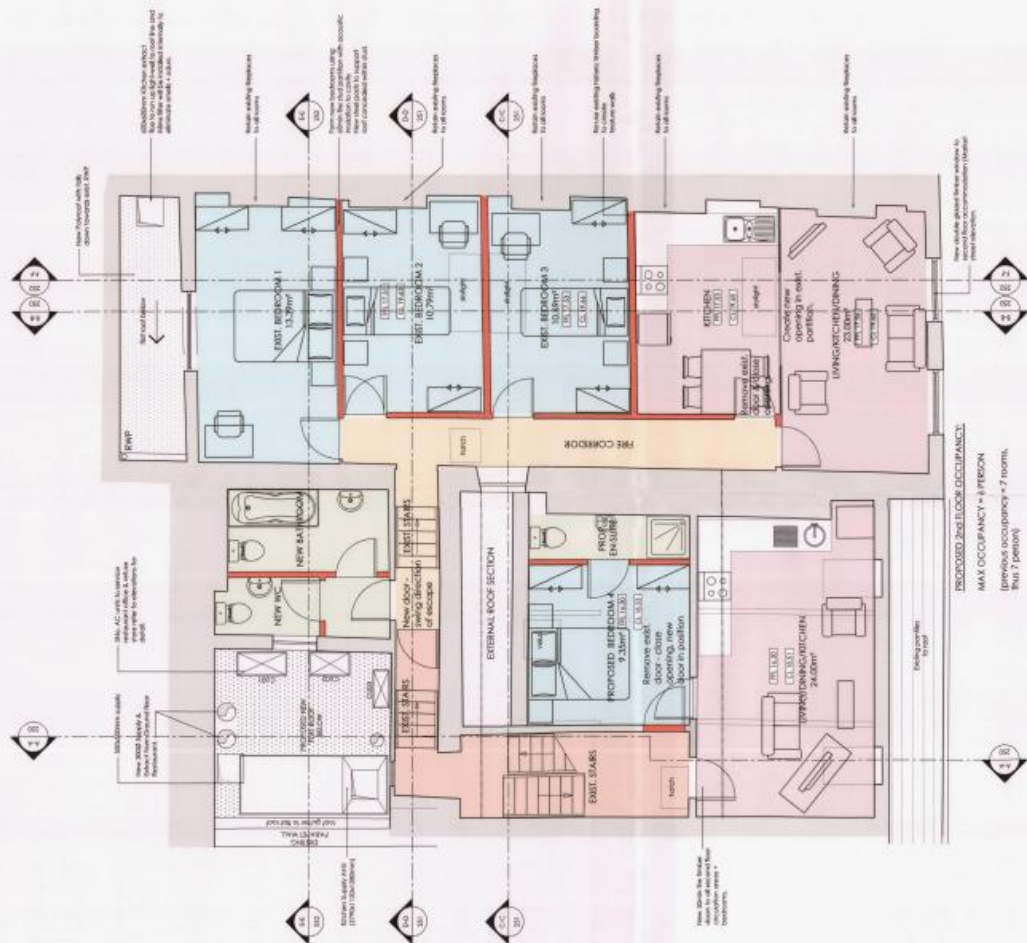
Proposed new floor over existing floor (concrete/slab) existing to be removed completely.		Existing floor to be retained new proposed level.	
Existing floor to be retained to super proposed level.		Existing floor to be retained & raised to new ground.	
Proposed new floor over existing floor (concrete/slab) existing floor to be removed slab floor to be retained			

NOTES:
 ALL AREAS WILL BE COVERED BY A DOMESTIC SPRINKLER SYSTEM.
 ** ALL STORAGE DOES NOT FORM PART OF THIS APPLICATION.

Client	J.P. BERTS/DAWTS		
Project	4.4 Mixed Street St. name: JERSEY		
Scale	1:50	Date	OCT 2018
Project Coordinate	MC	State	FLORIDA

AXIS MASON
 LONDON EASTCOTE LUTHER GARDNER BURNHAM

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NOTES

¹ "Super" dimensions only are to be taken from this drawing. All dimensions are to the center of the hole, unless noted otherwise.

² The hole may be used to join two parts if used in a double nut combination.

³ This drawing must be used in conjunction with all other drawings and specifications.

⁴ All drawings are to be used in conjunction with relevant drawings from other assemblies in the case of reworkpieces, same combination.

⁵ This drawing must not be copied or altered in any way without the prior written permission of the manufacturer.

⁶ See Manual 1.2.

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Row	Description	Item	Qty	Unit	Date
11	Planning Application Issue				27/10/2018

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Ground Floor – Restaurant



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Ground Floor – Servery



Ground Floor – Disabled Toilet

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First Floor Main Kitchen Area



First Floor Side Kitchen Area