

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 Area : 1,377 sq.ft. (127.97m2)
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 Area : 1,286 sq.ft. (119.48m2)

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Second Floor	1 bedroom apartment 3 bedroom apartment/3 staff rooms with communal facilities Area : 1,089 sq.ft. (101.17m2)
Total Area	3,753 sq.ft. (348.62 m2)

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**

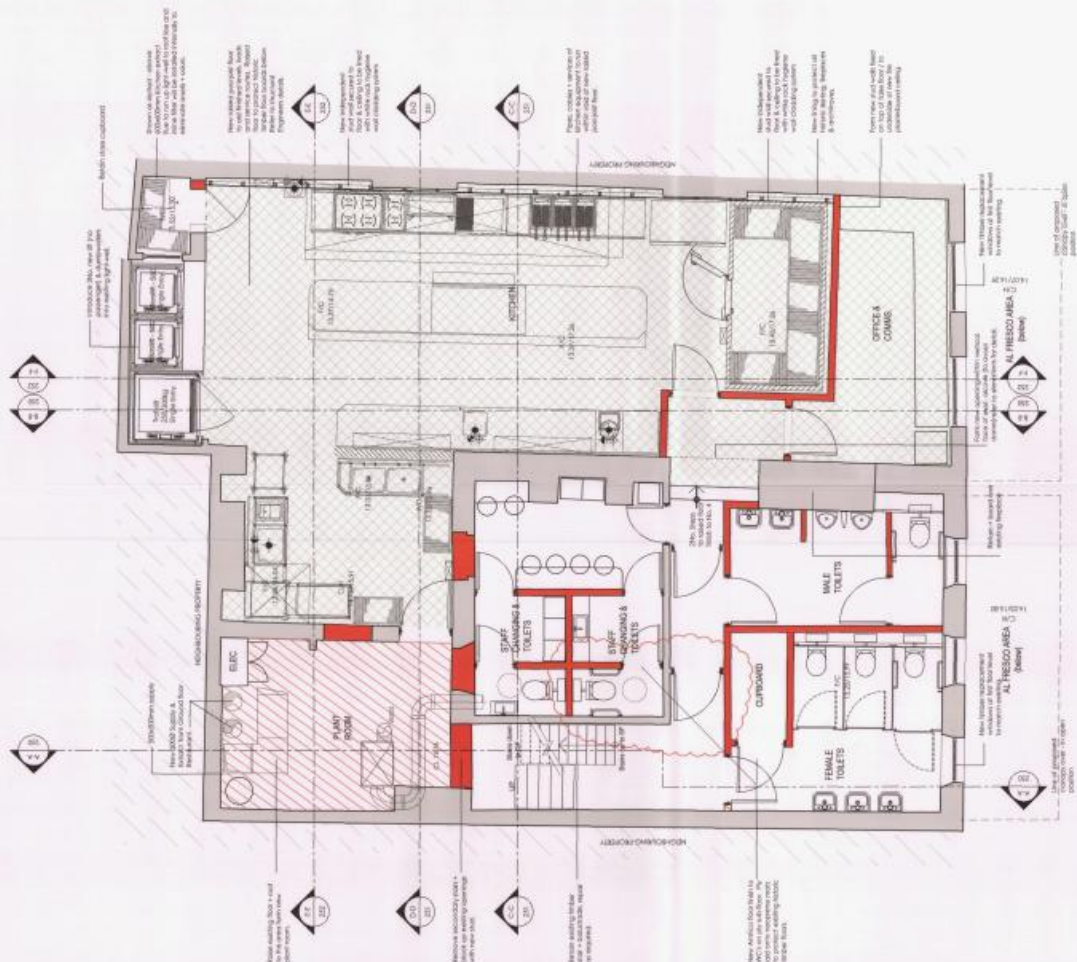
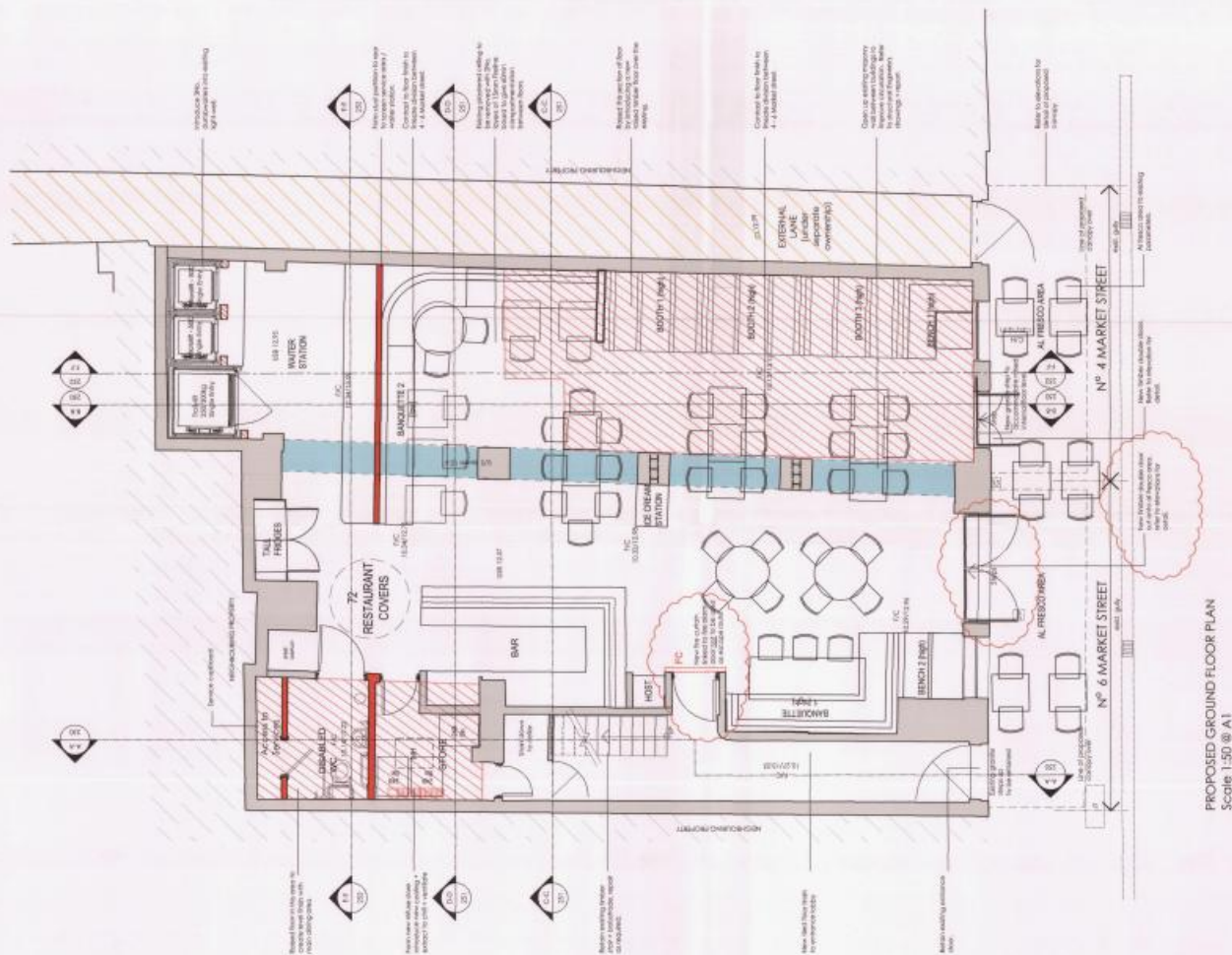
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WHILST WE BELIEVE THESE PARTICULARS TO BE CORRECT NO RESPONSIBILITY CAN BE ACCEPTED FOR ANY INACCURACY



to be a good idea to have a few minutes to discuss the case with the patient and the family. The patient's family should be informed of the patient's condition and the need for surgery. The patient's family should be informed of the patient's condition and the need for surgery. The patient's family should be informed of the patient's condition and the need for surgery.

NEW	DESCRIPTION	DATE	DATE	DATE
PP	Planning Application Issue	PP	MC	MC
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Client:		Project:	4.4 Mixed Street St. Anne, JERSEY	Score GAT: 150	Date: OCT 2016
				Project	Notes
				Coordinator	Status: PLANNING
Planning Fee:		Arch Fee:		Design Fee:	
			PROPOSED GROUND - & FIRST FLOOR PLANS		Revision:

4-6 MARKET STREET ST HELIER



Ground Floor – Restaurant



Ground Floor – Restaurant

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Ground Floor – Servery



Ground Floor – Disabled Toilet

4-6 MARKET STREET ST HELIER



First Floor Main Kitchen Area



First Floor Side Kitchen Area