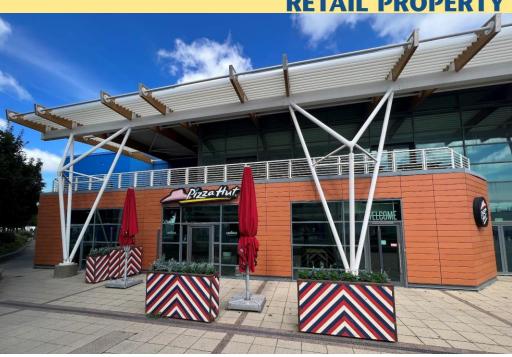
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RETAIL PROPERTY







The Waterfront St Helier, Jersey JE2 3WF **FULLY FITTED RESTAURANT TO LET**

Location

The property is located on the Waterfront Leisure Park on the southwestern edge od St Helier, Jersey's capital.

The Waterfront leisure park includes Jersey's only multiplex cinema, Cineworld other tenants include KFC, TGI Fridays, Aquasplash and **Fitness First**

Accommodation

The property is fully fitted out as a Pizza Hut restaurant with a total of 198 covers including al fresco seating and provides the following approximate accommodation:

Floor Area Sq Ft Sq M Ground Floor 3,508

Rent

The current lease runs until November 2027 at a rent of £87,500pa

Alternatively, the property is available on the basis of short term occupation.

Planning

The property currently has restaurant use.

Rates

The tenant will pay approx. £1.35 per sq ft (£4,779 per annum) for their Parish rates liability (Jersey Business rates equivalent, split by Occupier and Foncier rates).

Service Charge

The service charge for the current year is £6,656.95.

Viewing and Further Information

Viewings strictly by appointment with the sole agent:

Michael Perkins

Perkins Fox 34 South Molton Street London W1K 5RG Tel: 020 7486 6550

Email: info@perkinsfox.com

Evan Whitson

D2 Real Estate 7-9 Conway St St Helier JE2 3NT Tel:01534 716233 evan.whitson@d2re.co.uk

On the instructions of





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