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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 of 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 all fresco seating and provides the following approximate accommodation:

Floor Area	Sq M	Sq Ft
Ground Floor	326	3,508

### Rent

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

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

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### Digimap Address Locator

