

Units 3 & 4, Castle Quay, St Helier, Jersey

FOR
SALE/TO
LET

GIA - 3,541
SQ.FT

PLUS 2
TERRACES
&

2 CAR
PARKING
SPACES



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BNP PARIBAS
REAL ESTATE

Regulated by RICS

Units 3 & 4, Castle Quay, St Helier, Jersey.

LOCATION

Castle Quay is a large development of 484 apartments and 45,000 sq.ft of commercial space in the premier Waterfront location in St. Helier.

Castle Quay is a very short walk from the prime office locations on the Esplanade and nearby occupiers include Coopers Coffee, TGI Fridays, Aquasplash, Fitness First, THE Bar, Castle Quay Foodhall, KFC and Pizza Hut.

Across from the Property is the main waterfront car park with further car parking provided within Les Jardins and the Esplanade, a short walk away.

To the north of Castle Quay is the new Horizon development (under construction) which will provide circa 280 new apartments and over 20,000 sq.ft of retail and food & beverage space within 3 buildings, which will be completed by 2022.

DESCRIPTION

Units 3 & 4 are purpose-built commercial units located on the ground floor of Castle Quay. The structure is of a concrete frame with excellent floor to ceiling height of in excess of 4½ metres and is supplemented by a dedicated alfresco area enjoying panoramic views across St. Aubin's Bay.

The Property is fully fitted out as a restaurant with an open plan dining area (providing 198 covers), bar, fully fitted kitchen and alfresco area. The tenant has also installed a mezzanine which includes an office, WC's and shower facilities.

There is also a store to the rear of the unit which currently houses the tenant's refrigeration units. WC facilities are also provided at ground floor level. There are lifts to the rear of the unit providing access to the basement car park where there are 2 dedicated parking spaces (numbers 17 & 18).

The unit also benefits from a number of access points, with access from the Chart Room and also from the Marina.

ACCOMMODATION

The premises provide the following areas:

GIA:	3,541 sq.ft
Store:	275 sq.ft
External Terrace 1:	597 sq.ft
External Terrace 2:	523 sq.ft.

In addition, there are 2 car parking spaces available with the basement.

USE

The premises are currently designated as Use Class B – Café and Restaurants.

Under the current Planning and Building (General Development) (Jersey) Order 2011, there is permitted development rights to change the use of the premises from Class B – Café and Restaurant to Class A – Shop.

Other uses will be considered subject to the planning.

AVAILABILITY

The premises are available with 3 months' notice.

RENTAL

The premises are available at a rental of £30.00 per sq.ft, the terraces at £10 psf and the at £8 per sq.ft.

There are 2 secure basement car parking space available at a rental of £3,000 per annum.

All rentals quoted are exclusive of all other outgoings and exclusive of GST if applicable.

Units 3 & 4, Castle Quay, St Helier, Jersey.

LEASE TERMS

The premises are available via a new effective full repairing and insuring lease for a term of 9 years. The lease will be subject to three yearly, upward only, open market rent reviews.

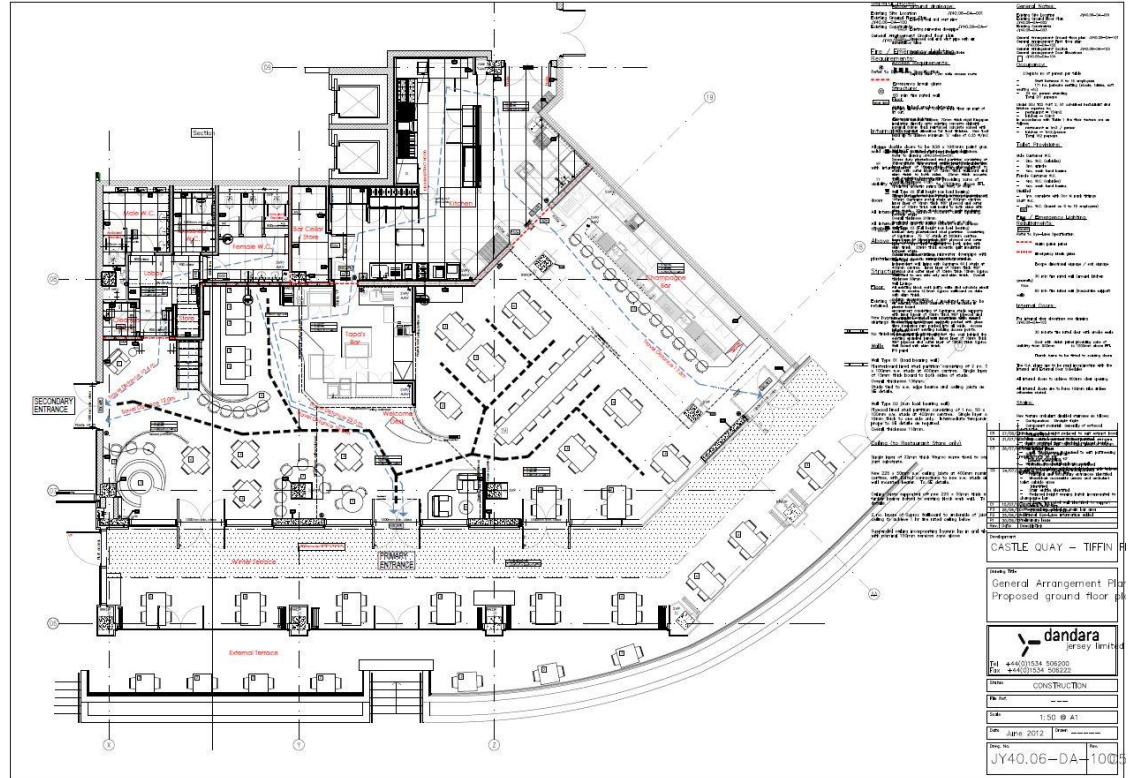
FREEHOLD

Offers in the region of £1,800,000 (One Million Eight Hundred Thousand Pounds Sterling) exclusive of GST (if applicable).

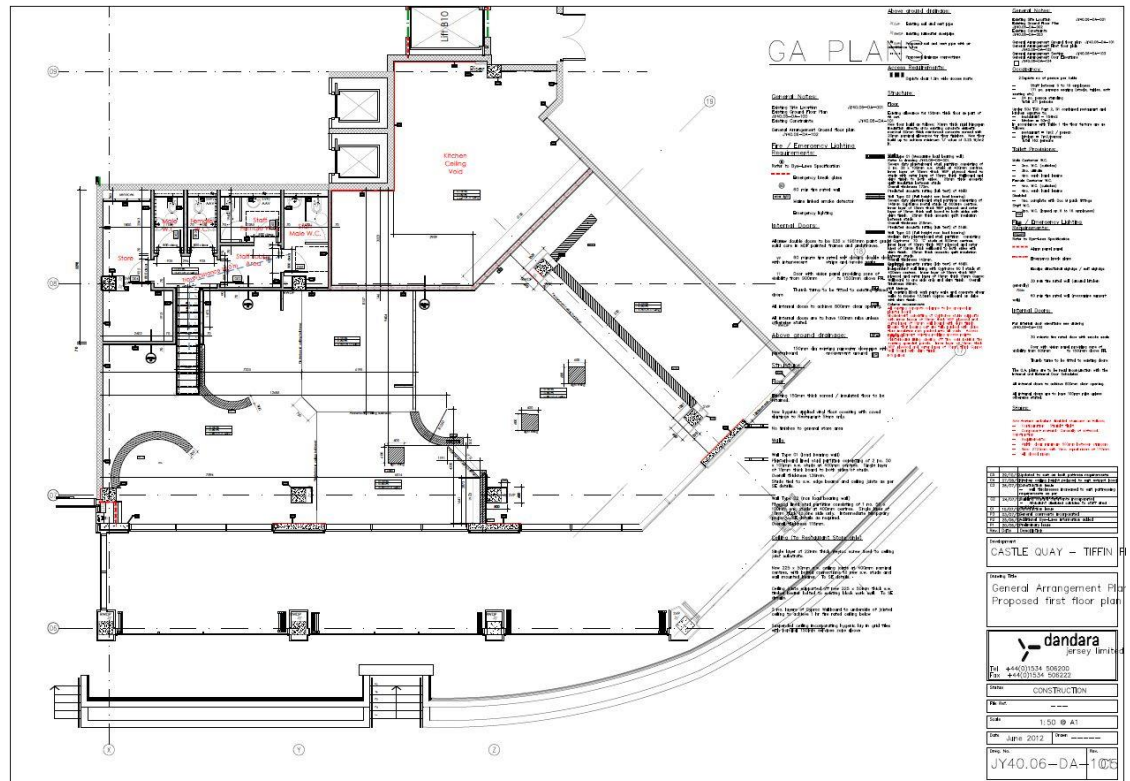
LEGAL COSTS

Each party to bear their own legal costs and any other cost incurred in the letting/purchase of this property.

FLOOR PLANS Ground Floor:



First Floor:

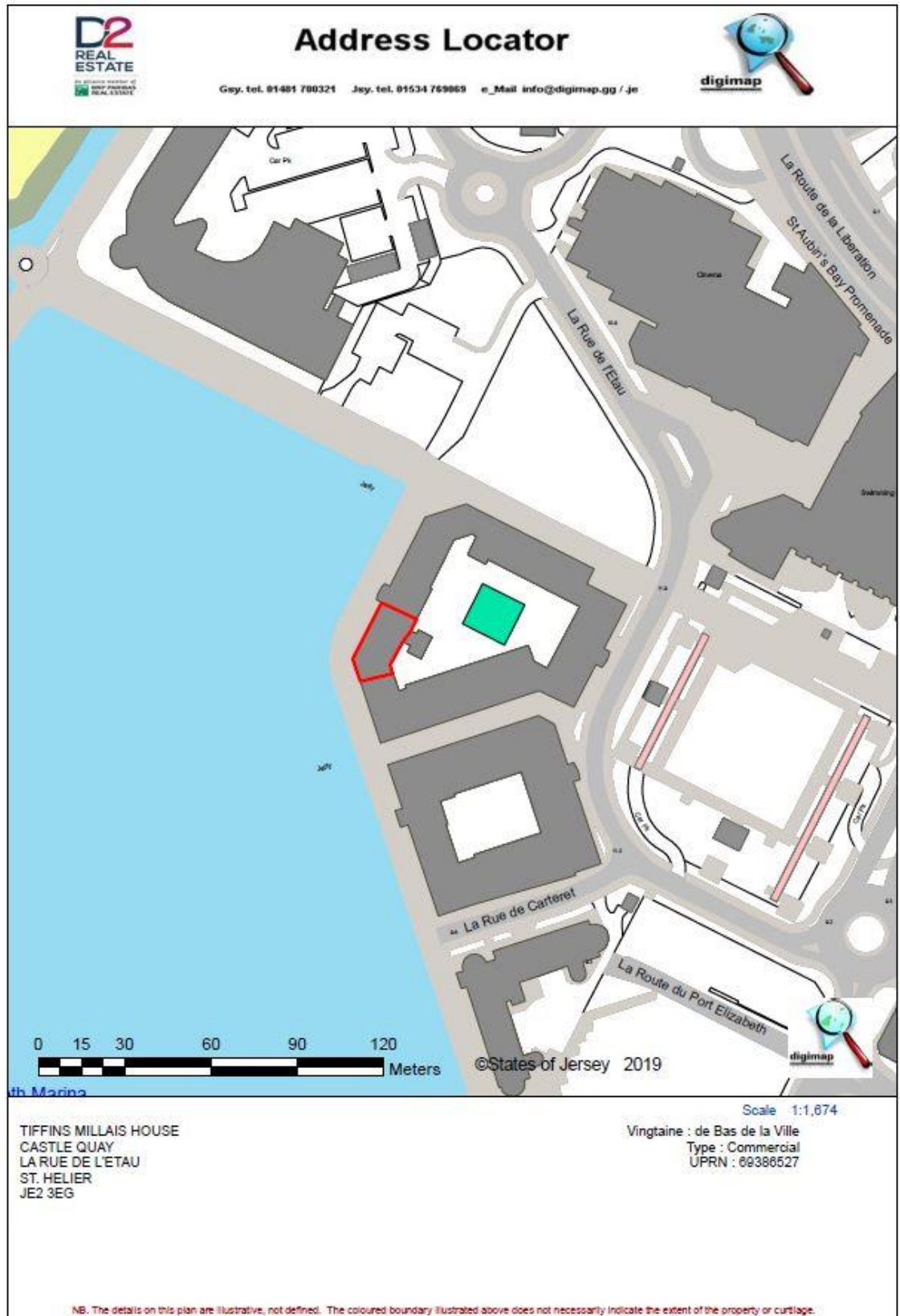


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MILLAIS HOUSE PLAN



LOCATION MAP



VIEWING

Strictly by appointment
with the Lessor's sole
agent;

D2 REAL ESTATE
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House 2 – 6 Anley Street
St. Helier Jersey, JE2
3QE

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