

Midbay Café, St. Brelade, Jersey

PRIME
BEACHFRONT
PROPERTY
FOR SALE



- UNIQUE OPPORTUNITY TO ACQUIRE A BEACHFRONT PROPERTY IN THE CENTRE OF ST. BRELADE'S BAY
- DIRECT ACCESS TO THE BEACH
- UNRIVALLED VIEWS
- DEVELOPMENT POTENTIAL (SUBJECT TO USUAL CONSENTS)

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Company number: 80923

An alliance member of
 **BNP PARIBAS
REAL ESTATE**

Regulated by RICS

Midbay Café, St. Brelade, Jersey

LOCATION

This Property is centrally located in a prominent position on the beachfront in the highly desirable St. Brelade's Bay. The Property fronts on to the beachfront promenade and enjoys direct access to the beach.

There are a number of excellent restaurants nearby including The Oyster Box, Pizza Express and The Crab Shack along with a number of Hotels including The L'Horizon Resort and Spa, St. Brelade's Bay Hotel, The Golden Sands and the Beau Rivage.

Whilst the Property has the benefit of its own car park there are 3 no public car parks (paycard/paid) within a short walk.

DESCRIPTION

The Property is split into 2 parts with the beachside café, shop and residential unit and a car park and detached store to the north of the road.

The buildings on site comprise a 2-storey unit of traditional masonry construction with cement rendered and painted external elevations built under an assumed felt type flat roof.

The ground floor of the Property currently comprises a separate café (east) and retail unit (west) under 2 separate tenancies. There is an internal stairwell within the café providing access to male and female WC's at 1st floor level. There is a patio to the south of the café and a terrace area to the north of the Property fronting onto La Route de la Baie.

There is an external stairwell providing access to the 1st floor residential unit. The residential unit comprises circa 5 bedrooms (1 en-suite), bathroom, living room, kitchen and utility room. There is a large south facing balcony accessed from the living room.

The car park to the north of La Route de la Baie is laid to tarmac and provides a single storey unit to the north-eastern corner of the site which is currently used by the café for storage.

We have measured the Property using Digimap Digital Mapping software and we estimate that the Property totals 9,340 sq.ft (869 sq.m) split as per the following:

Beachfront: 5,800 sq.ft (540 sq.m)

North of Road: 3,540 sq.ft (329 sq.m).

TENANCY

The café is let on an internal repairing and insuring style lease to Gary Harbon for a term of 9 years from 1st April 2016 and ending 31st March 2025. There is a rolling break option which can be exercised with 12 months' prior written notice. There are 3 yearly rent reviews to the JRPI although the rent review in 2019 was not actioned. The current passing rental is £36,840 per annum.

The retail unit is let on an internal repairing and insuring style lease to Gary Harbon for a term of 9 years from 1st April 2016 and ending 31st March 2025. There is a rolling break option which can be exercised with 12 months' prior written notice. There are 3 yearly rent reviews to the JRPI although the rent review in 2019 was not actioned. The current passing rental is £34,380 per annum.

The residential unit is occupied and will be vacated in summer 2022. No rent is received for this. Vacant possession of the whole property will be no later than 1st October 2022.

TENURE

The property can be sold by way of a freehold sale or alternatively through a transfer of the shares in Midbay Property Holdings Limited.

PROPOSAL

Freehold for sale by way of an INFORMAL TENDER, subject to contract and Vendor approval.

Preference will be given to unconditional offers but conditional offers considered.

Tenders should be submitted to the offices of D2 Real Estate Limited by 12pm on Friday 23rd July 2021.

Midbay Café, St. Brelade, Jersey

Tenders to be submitted in a sealed envelope marked "Tender Midbay Café" using the tender form provided within these particulars or via e-mail.

Please note that the vendor is under no obligation to accept the highest offer or indeed any proposal submitted.

VAT

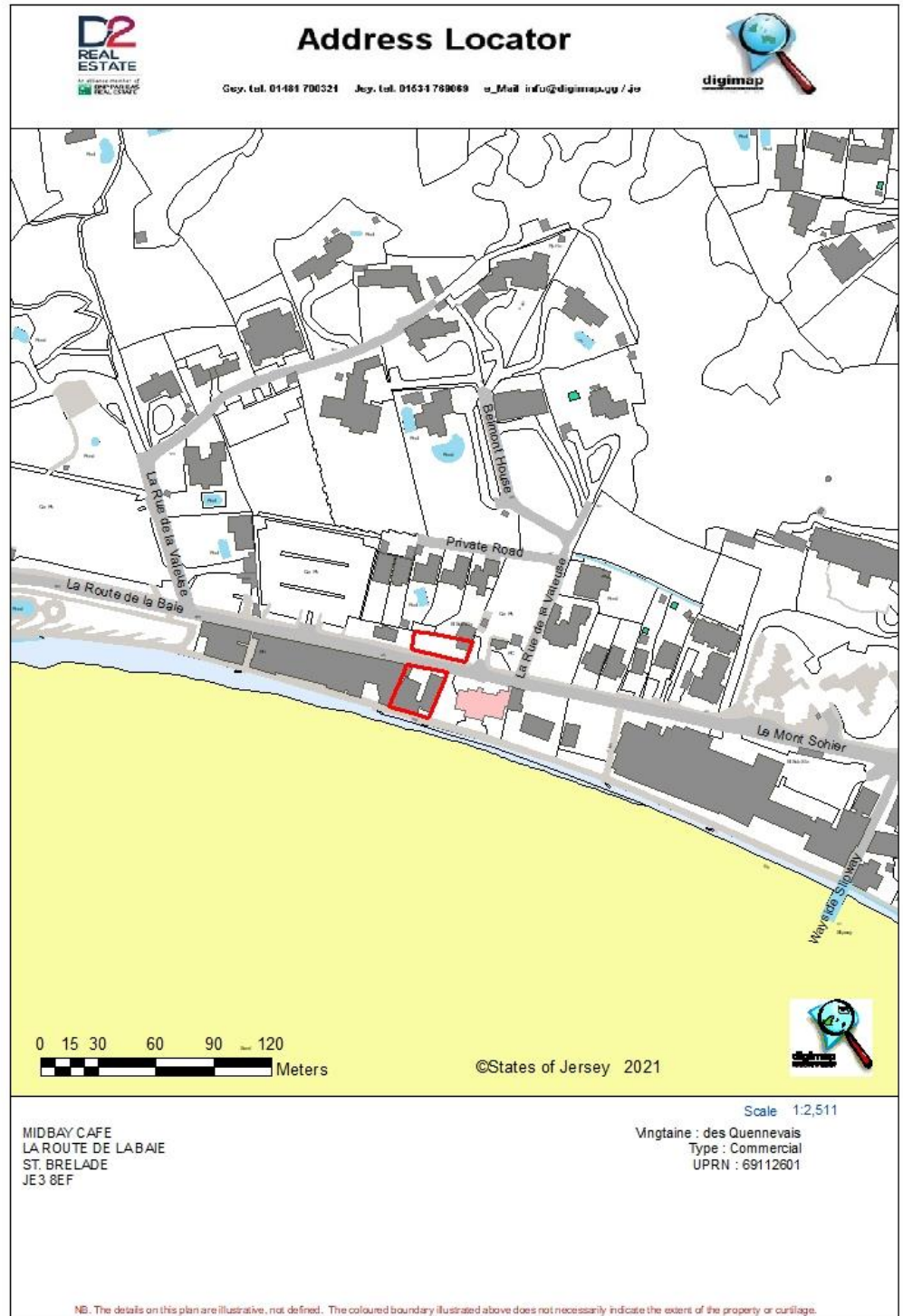
VAT is not levied in Jersey, however, a Goods & Services Tax (GST) may be applicable. All figures quoted in this brochure are exclusive of GST and we would recommend that any prospective purchasers make their own enquiries in the regard.

LEGAL COSTS

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



LOCATION MAP



D2 Real Estate Limited for themselves and for the vendor(s) or lessor(s) of this property whose agents they are, give notice that: 1. These particulars do not constitute, nor constitute any part of, an offer or contract. 2. None of the statements contained in these particulars as to the property are to be relied on as statements or representations of fact. 3. Any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 4. The vendor(s) or lessor(s) do not make or give and neither D2 Real Estate Limited nor any person in their employment has any authority to make or give, any representation or warranty whatever in relation to this property. Unless otherwise stated all prices and rents are quote exclusive of GST. These details are believed to be correct at the time of compilation but may be subject to subsequent amendment.

Midbay Café, St. Brelade

INFORMAL TENDER

(Subject to Contract and Vendor Approval)

This form, together with any supporting information, must be submitted no later than 12pm on Friday 23rd July 2021.

It must be delivered in a sealed envelope clearly marked on the outside "Tender Midbay Café" to the offices of the vendor's sole agent, D2 Real Estate or via e-mail.

The vendors do not bind themselves to accept the highest nor any of the tenders submitted. Tenders are invited subject to contract and client approval.

Purchaser's Name:

Address:

Telephone:

E-mail:

Legal Representative:

Offers (exclusive of GST if applicable):

Is Funding Required? Yes / No

Proposed Completion Date:

Conditions:

Signed

Dated

VIEWING

Strictly by appointment
with the Vendor's sole
agent;

D2 REAL ESTATE

Fourth Floor, Conway
House 7 – 9 Conway
Street, St. Helier Jersey,
JE2 3NT

CONTACT

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