

# THE WATERFRONT

PIZZA HUT | ST HELIER | JERSEY | JE2 4HE

**RESTAURANT PREMISES TO LET**

**D2 REAL  
ESTATE**

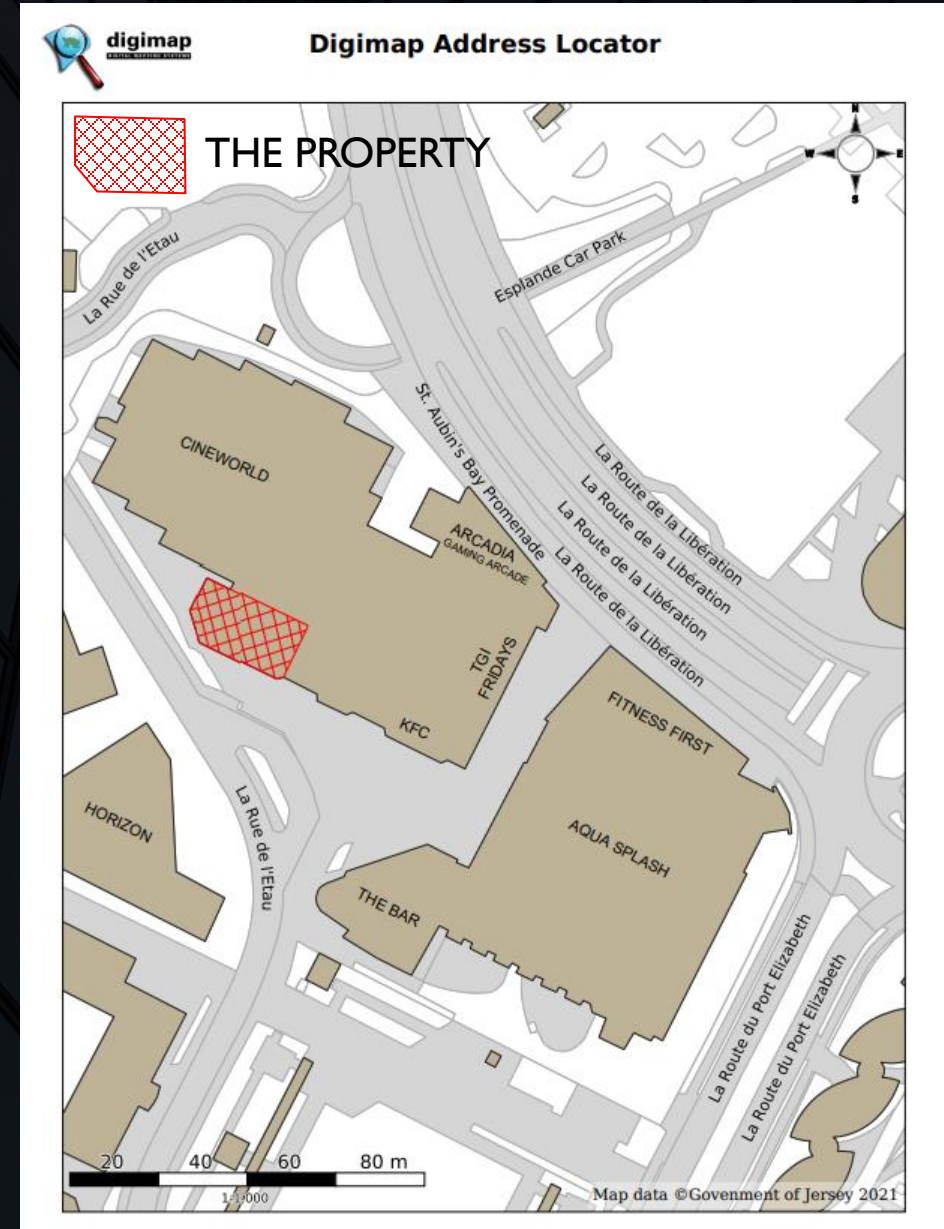
## FULLY FITTED RESTAURANT PREMISES AVAILABLE

- Situated on Jersey's only leisure park in St Helier with occupiers including Cineworld, Fitness First and Aquasplash.
- Walking distance from St Helier's main town centre car parks, newest residential developments and Jersey's International Financial Centre.
- Fully fitted restaurant available for immediate occupation.
- Available by way of assignment or sub let of the existing lease terminating 20th November 2027.



## LOCATION

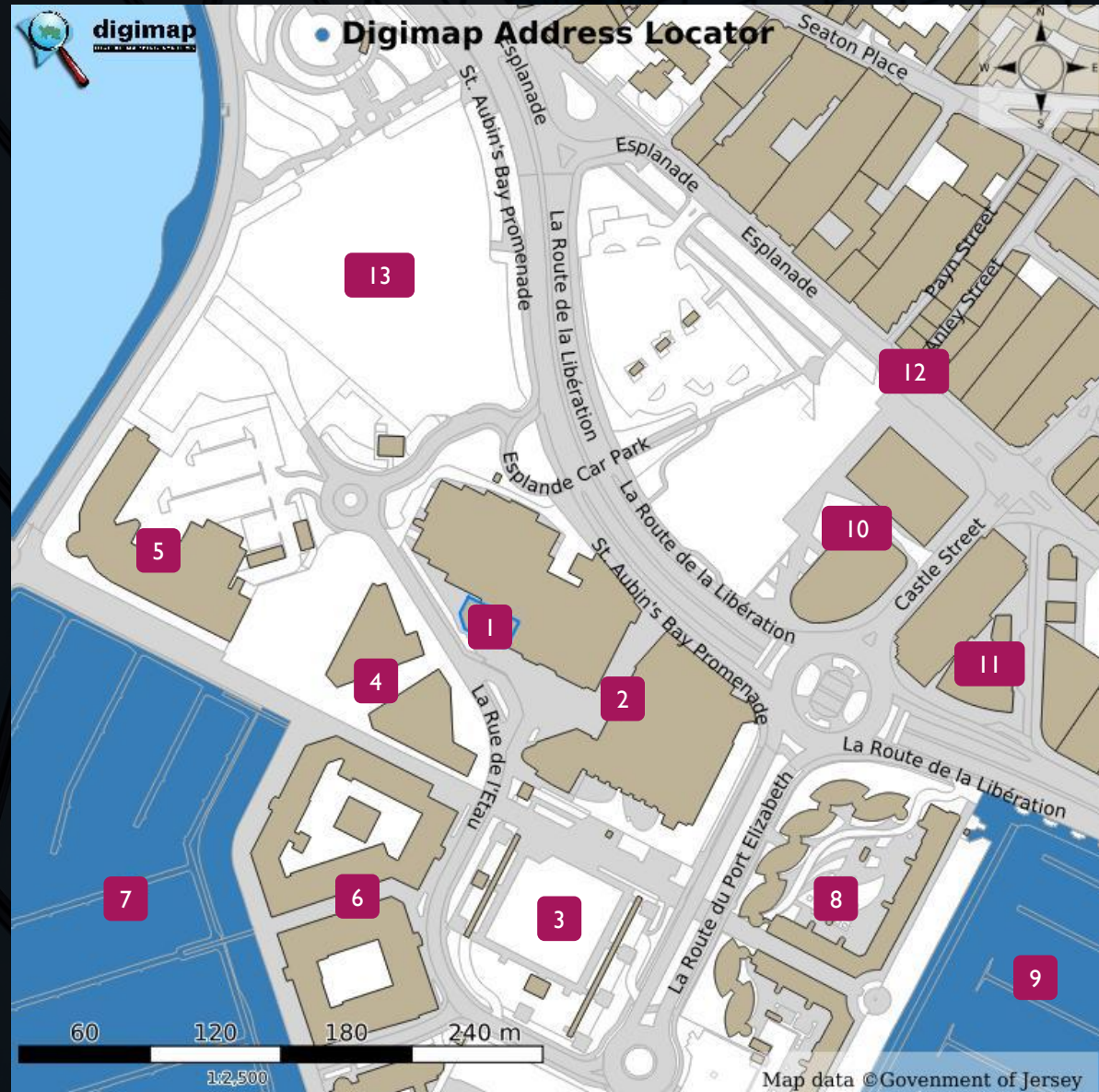
- The Property is located on the Waterfront Leisure Park, situated on the south western edge of St Helier, the capital of Jersey and focal point of the island's business, retail and leisure sectors.
- The Waterfront Leisure Park is Jersey' only leisure park anchored by the island's only multiplex cinema, Cineworld with other tenants including Aquasplash, Fitness First, Arcadia Gaming Arcade, TGI Fridays and KFC. The Property benefits from an underground car park with approx. 300 space capacity.
- The area within the immediate vicinity of the Property is dominated by residential development, as well as the HORIZON residential and commercial development situated to the immediate south of La Rue de L'Etiau expected to complete from Q4 2022.
- Jersey's prime business district including Jersey's International Financial Centre is situated to the immediate north of La Rue de la Liberation and is home to a number of international financial and legal firms including BNP Paribas, CVC Capital, ED Capital, Sanne Group, TMF Group and UBS. This area houses approximately 8,000 employees with a 2km radius of the Property.



## LOCATION PLAN

### KEY

1	<b>THE PROPERTY</b>
2	The Waterfront Leisure Park
3	Waterfront Gardens / Underground Car Park (300 space capacity)
4	HORIZON Residential & Commercial Development (280 residential apartments)
5	Radisson Blu Waterfront Hotel
6	Castle Quay (384 residential apartments)
7	Elizabeth Marina
8	Albert Pier and Victoria Apartments (148 residential apartments)
9	St Helier Marina
10	Jersey International Finance Centre (IFC)
11	Liberation & Windward House
12	Esplanade (Jersey's Prime Business District)
13	Les Jardins Car Park (520 space capacity)



## DESCRIPTION & SPECIFICATION

The Property was constructed in 2001-2002 over three separate blocks and includes a ten screen cinema with food & beverage facilities, four restaurants and fast food facilities, a gaming and entertainment arcade, a fitness centre, an aqua park with indoor and outdoor pools and a detached two-storey public house. There is an two level underground car park providing approx. 300 spaces for visitor and commuter parking.

The Property's structure comprises a steel structural frame with blockwork elevations covered by a coated metal panel cladding system under a flat roof, utilised as a first floor terrace entertainment area.

The Property is finished to a good quality specification and arranged over ground floor level only, accommodating approximately 198 covers within the internal and al fresco dining area at the front of the Property. The restaurant is fully fitted ready for immediate occupation and includes the following:

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Internal customer seating accommodating up to 142 covers including a bar and buffet area

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Al fresco dining area accommodating up to 56 covers

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Fully operational and equipped commercial kitchen with large chiller and freezer facilities

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Male, female and disabled customer W/C facilities

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Separate staff accommodation area including an office, W/C and storage area

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## AREAS

Floor	Sq Ft	Sq m	Status
Ground	3,540	328.86	Available

These Gross Internal Areas (GIA) have been formally verified in accordance with the RICS Code of Measuring Practice.

## AVAILABILITY

The Property is immediately available by way of assignment or sub let of the existing lease terminating 20<sup>th</sup> November 2027.

The current passing rent is £87,500 per annum (exclusive of GST).

## OCCUPATIONAL COSTS

An incoming tenant will be responsible for the Service Charge, Occupier and Forcier Rates and any other associated occupational costs.

The current service charge budget for the Property is £6,656.95 per annum (subject to change from April 2023).

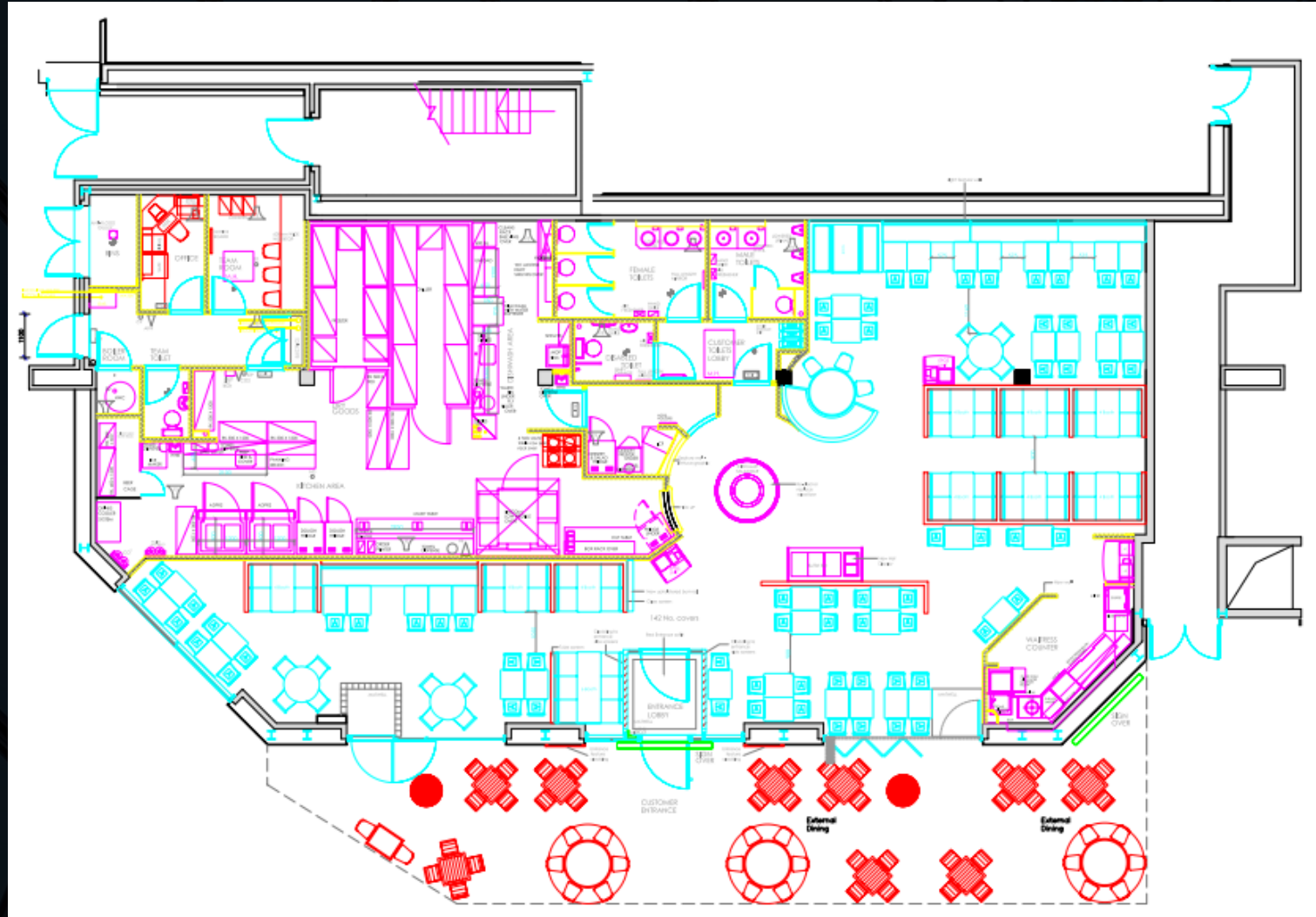
## LEGAL COSTS

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

## INTERNAL PHOTOS



## EXISTING LAYOUT PLAN





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## VIEWING OR FURTHER INFORMATION

Please contact D2 Real Estate or joint agents Perkins Fox:

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