

4-6

Market Street, St Helier

FREEHOLD FOR SALE

Private & Confidential

*'A beautifully designed
contemporary restaurant set
within the heart of St Helier'*



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DESCRIPTION

This is a unique opportunity to acquire a bespoke, fully fitted restaurant that was part of a comprehensive refurbishment undertaken in 2018 and has been maintained to exacting standards.

The property appears to be of masonry construction beneath pitched slate and clay tile roofs and is arranged over basement, ground and two upper floors. Each floor is accessed via a central staircase and is finished as a restaurant premises on the ground floor, kitchen and ancillary facilities on the first floor and residential accommodation on the second floor.

The ground floor provides a fully fitted open-plan dining area with a disabled W/C and storage facilities. The first floor is finished with a fully equipped kitchen (connected to the restaurant area via two dumbwaiters and a goods lifts), as well as a manager's office, staff room and W/C facilities. The second floor comprises a self-contained one-bedroom apartment and a separate area of staff accommodation including three bedrooms along with a shared kitchen and bathroom facilities.

An external al-fresco dining area provides an additional 14 covers and is available by way direct licence agreement/ permit with the Parish of St Helier.

ACCOMMODATION

Floor	Sq Ft	Sq m
Ground	1,377	127.97
First	1,286	119.48
Second	1,089	101.17
Total	3,753	348.62

The ground and first floors have been measured to net internal areas (NIA) and the residential accommodation have been measured to the Net Sales Area (NSA) in accordance with the RICS Code of Measuring Practice.



SPECIFICATION & AMENITIES



Busy thoroughfare adjacent to St Helier's Central Market



Maximum capacity of 75 covers



Fully equipped, highly specified all-electric kitchen



All fresco dining area providing up to 14 covers



Ancillary basement storage facilities



Male, female & disabled W/Cs



On-site residential accommodation



Walking distance from new residential developments

LOCATION

The property is situated within the commercial centre of St Helier occupying a strong pitch adjacent to Central Market and close to Jersey's primary retail thoroughfare of King Street & Queen Street. The property is located within a short distance from several large residential developments including Merchants Square, Ann Court, Mayfair and the Northern Quarter, which are being delivered over the next 3 years and will provide approximately 900 residential units, as well as the new Premier Inn development on Bath Street which will provide 120 hotel rooms.

More specifically, the property is set on the north side of Market Street on a pedestrianised thoroughfare between Halkett Street and the rear entrance to the covered Central Market. Other occupiers within the vicinity include Alliance, HSBC, Amelie Homeware and Bailiwick Botanicals.



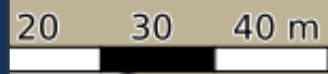
 **Central Market**  1 minute

 **King/Queen Street**  2 minutes

 **Bus Station**  10 minutes

 **International Finance Centre**  12 minutes

Plan not to scale, for reference purposes only



1:707:8736

Map data © Government of Jersey 2021

CONTACT DETAILS



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May 2023

TENURE

Available immediately by way of freehold purchase with vacant possession.

PRICING

Available upon request.

The existing fixtures and fittings are also available within the purchase of this property.

LEGAL COSTS

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

FURTHER INFORMATION

Further information on the property including the full list of fixtures and fittings, floors plans and other associated information is available upon request.