



FREEHOLD RESTAURANT IN PRIME POSITION AT ST AUBIN'S HARBOUR

Located in a prominent position on the Bulwarks at St Aubin, opposite the parish hall and pleasure boat harbour, the former Corn Exchange that dates back to 1826 and latterly a retail bank in the 1960s then an Indian restaurant in 2017, is offered for sale by Christie's International Real Estate/Hunt Estates to include freehold of the building, goodwill and equipment, to enable the continuation of a restaurant business.

The current Indian restaurant has been popular with islanders, many who come to St Aubin from all over the island to enjoy its charm and bustle, especially in the spring, summer and Christmas periods.

The restaurant has a capacity of 58 plus 15 places outside. It covers a floor area of 165 sq m and was fully renovated in 2017. There is public parking around the harbour.

Internally the restaurant has a bar, seating that includes tables, chairs and banquettes, male, female wc and an additional wider access wc.

The kitchen includes two 6 ring gas hobs, clay oven, Williams double fridge freezer, Elfcamo dishwasher, Tefcold fridge, Bosch double oven and Migel icemaker.

There are three ceiling mounted Mitsubishi cooling units.

The al fresco area is rented for £500 p.a. from the parish of St Brelade for 15 covers.

Freehold restaurants are rarely for sale in this most sought after location that is popular with locals and visitors and this represents an opportunity for an investor to operate a business in a prime location.

Expressions of interest are invited to Steven Hunt, Director Christie's International Real Estate/Hunt Estates.





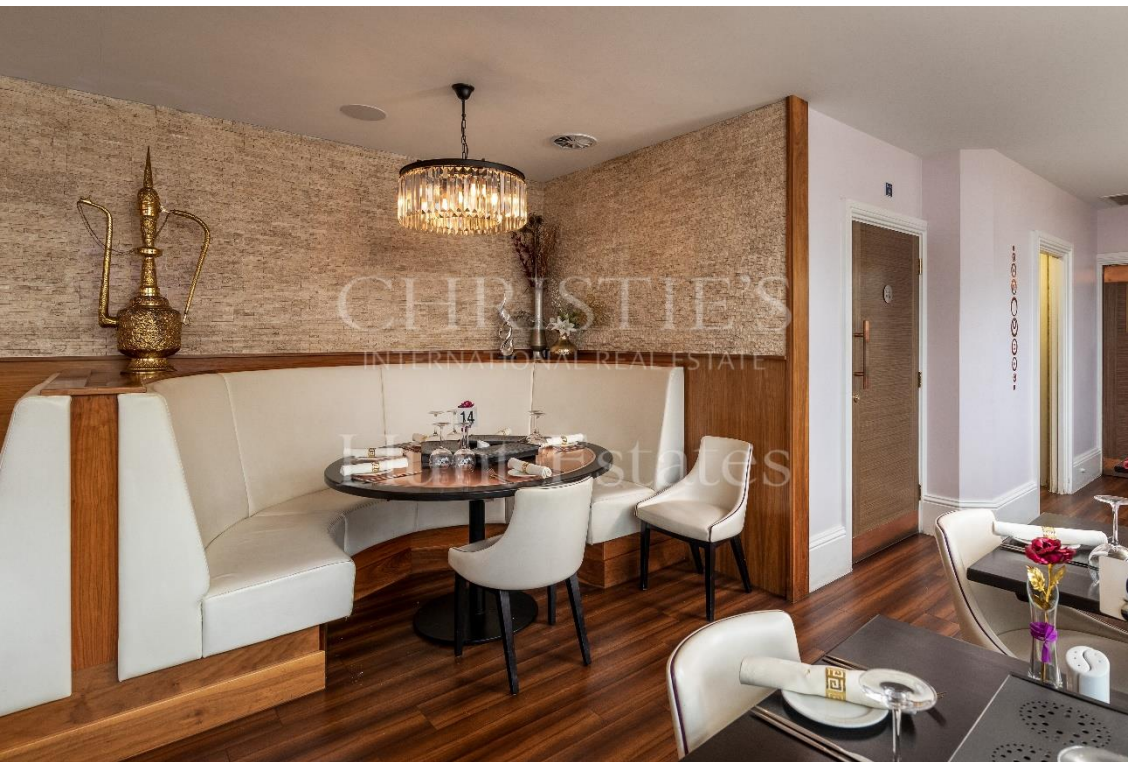


















ADDITIONAL INFORMATION

Dimensions

Restaurant 913 sq ft / 84.82 sq m

Disabled WC and male female toilets 136 sq ft / 12.62 sq m

Kitchen 262 sq ft / 24.34 sq m

Services

All mains incl water, electricity gas and drains.

Permissions

In 2018 a condition to remove condition 2 (no takeaway services) was removed so it is Class B (restaurant) Planning application RC/2018/1257.

In 2020 it installed a canopy to north elevation. Planning application P/2020/0833

Listed Building

Grade 4 relating to the exterior.

Tenure

The property is owned freehold by way of an unencumbered interest. It is owner operated and not subject to leasehold interests. The two owner parties have agreed to sell.

Sales

For ten months March- December 2021 turnover was in excess of £1.1m including takeaway business. The restaurant was closed Jan-Feb 2021 due to Covid.

Full financials are available on request.



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FLOOR 1

GROSS INTERNAL AREA

FLOOR 1: 1470 sq. ft

TOTAL: 1470 sq. ft

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

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