

# BROADLANDS

EST.

THE NUMBER **ONE** AGENT AT  
NUMBER **ONE** LIBRARY PLACE

1973



## CARIBBEAN VIBES RESTAURANT LE HAVRE DES PAS, ST HELIER, JE2 4UL

£35,000 Per Annum || Ref

- SEAFRONT RESTAURANT
- 100 COVERS INSIDE
- FULLY FITTED
- PARKING NEARBY
- SPECTACULAR VIEWS
- NEW NINE YEAR LEASE
- 50 COVERS OUTSIDE
- READY TO GO
- IN WALKING DISTANCE OF TOWN
- SOLE AGENT

An excellent opportunity for you to run your own restaurant from an extremely well known location overlooking the sea in Havre Des Pas. Available initially on a new four year lease, although a longer term is open to negotiation. No in-going is required and various fixtures and fittings will be included. Up to 150 diners can be accommodated both inside and out. Call Erica on 07797 712094 now to view.

#### INSIDE

##### Main Restaurant

Through entrance lobby and reception area to bench seating for up to 100 covers. Store Room. Two sets of his and hers toilets. Staff toilet.

##### Kitchen

Various items of equipment including three and four ring gas cookers, two super grills, three fridges, dishwasher walk in fridge and walk in freezer. Stainless steel work areas.

#### OUTSIDE

##### Alfresco

Outside dining area licensed for up to fifty covers.

#### LEASE

A new four year lease is available @ £35,000 per annum. No income required.

**DIRECTIONS:****DISCLAIMER**

These details are set out are for guidance and do not constitute any part of an offer or contract. Applicants should not rely on them as statements or representations of fact or that the property or its services or any systems or equipment are in good and working condition. Any reference to alterations to, or use of, any part of the property is not a statement that any planning, building regulations or other consent has been obtained. Title, planning and survey matters must be verified by any applicant taking advice from their appropriate professional adviser. No person being a principal, employee or consultant of Broadlands, has the authority to make or give any representation or warranty in respect of the property.