

# BROADLANDS

EST.

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

1973



## JERSEY LILLIE TANDOORI & FISH & CHIP SHOP LA ROUTE DE BEAUMONT,

£350,000 | Freehold | Ref 678

- FREEHOLD FOR SALE
- FULLY FITTED COMMERCIAL KITCHEN INCLUDED
- NON QUALIFIED APARTMENT
- REAR ACCESS
- SOLE AGENT
- WELL ESTABLISHED TENANT
- CUSTOMER RECEPTION
- UPSTAIRS KITCHEN & SHOWER
- CLOSE TO LARGE CAR PARK
- CALL DON ON 07829 917172 TO VIEW

BUILDING FOR SALE WITH ONE OF JERSEY'S MOST ESTABLISHED FOOD BUSINESSES AS A TENANT. Located close to the south coast at Beaumont, near the Goose on the Green, Cheffins, Dunnells and the Gunsite cafe, this fully fitted fish and chip shop is rented to an extremely well established tenant with a lease that runs until 24th August 2024. Current rental is £24,661 providing a return close to 6%. The property has an unqualified flat upstairs which was refurbished in 2016 and is included in the rental. The next indexed linked rent review is 2021. Various external repairs have just been finished. Call Don on 07829 917172 for details.

Bedroom with fitted wardrobes and window to front.

## GROUND FLOOR

### Counter Area

Waiting area with seating and window to front.

### Kitchen

Various appliances including vats, grills and extractors.

### Second Kitchen

Various appliances including gas hobs and extractors.

### Utility Area

Double and single sink units. Door to rear.

## FIRST FLOOR

### Lounge/Bedroom

Good size room with window to front.

### Kitchen

Fitted kitchen with high and low units and various appliances. Window to rear.

### Shower room

Three piece suite comprising shower, basin and WC.

## SECOND FLOOR

### Bedroom

**DIRECTIONS:** JT Map P47 Q16. Head up Beaumont hill and the property is a short way along on your right.

#### **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.