

# BROADLANDS

EST.

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

1973



## WOK FUSION HILL STREET, ST. HELIER, JE2 4UA

£370,000 | Freehold | Ref 688

- FREEHOLD FOR SALE
- NEW PLUMBING
- CLOSE TO TOWN CENTRE
- WELL ESTABLISHED TENANT
- EIGHT YEARS LEFT ON LEASE
- TOTALLY REFURBISHED
- NEW WIRING
- STRAIGHTFORWARD INVESTMENT
- STRONG RETURN CLOSE TO 7%
- CALL DON ON 07829 917172

TOTALLY REFURBISHED BUILDING WITH FIRE CERTIFICATE PROVIDING A RETURN CLOSE TO 7%. A town centre property housing a take away restaurant, situated at Snow Hill, recently completely refurbished from top to bottom. The tenants have eight years remaining on the nine year internal repairing lease, and have already established their business as a popular choice for take away meals. Specialising in ASEAN food (The Association of South East Asia National Street Food), the cuisine offers a mixture of flavours and influences from Malaysia, Singapore, Thailand, Philippines and Indonesia. Call Don on 07829 917172 for further details and to view.

## GROUND FLOOR

### Counter Area

Counter and seating area for order taking and waiting. Open to...

### Kitchen

Open plan kitchen area where orders are completed and presented.

### Stairs

Stairs to upper floors.

## FIRST FLOOR

### Landing

Doors to preparation room and cloakroom. Stairs to second floor.

### Preparation Room

Large room with various pieces of catering equipment and large walk in chiller. Window to front.

### Cloakroom

Washing and toilet facilities. Window to front.

## SECOND FLOOR

### Landing

Doors to office and store room.

### Office

Large office with window to front.

### Store Room

Large store room.

### Equipment

Note the catering equipment is owned by the business.

### Current Rental

Current rental is £24,500 per annum providing a return close to 7%.

### Services

All mains including gas.

**DIRECTIONS:** The property is situated at Snow Hill.

#### **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.