

Noya Shapla Le Boulevard, St. Brelade £1,750,000

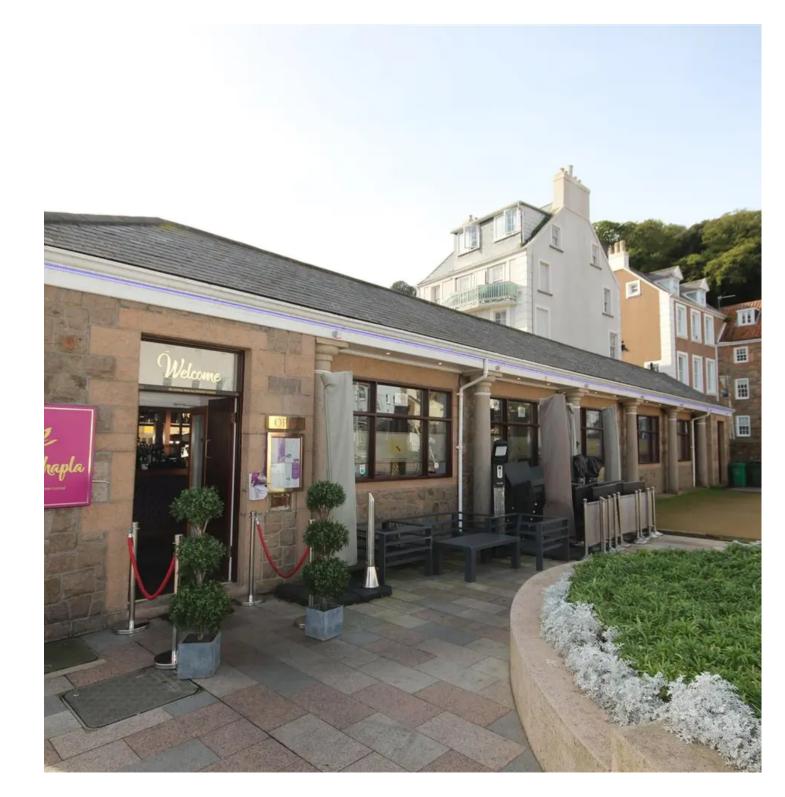




Noya Shapla Le Boulevard

St. Brelade, Jersey

- Landmark building
- Business For Sale
- Thriving busy restaurant business
- In the heart of St Aubin
- 60 internal covers and 15 external covers
- Call Nick Trower 07797 751558 / nick@broadlandsjersey.com





Noya Shapla Le Boulevard

St. Brelade, Jersey

The former banking hall was extensively renovated in 2017 to a high specification. The main entrance to the property leads you to the bar and dining area which provides 60 covers. The dining area benefits from a new A/C system and quality fixtures and fittings. The WC's and fully fitted kitchen are situated to the rear of the property. There is a secondary access to the kitchen from the north eastern corner of the property. Externally there is a patio area near the main entrance which provides 15 covers.



Location

Noya Shapla is located right in the centre of St Aubin in a landmark building at the junction of Charing Cross. Immediately opposite is the recently opened "Enoteca" café and adjacent are the popular Lazin Lizard and Artemis restaurants. Otherwise, within a 1-minute walk is Harbour Gallery, Chi-Chi Boutique, St Brelade Parish Hall, Costa Coffee, The Boat House restaurant and a host of other retail and food and beverage businesses. The property is situated in a very popular location which is well serviced by regular bus routes, there is a public car park a short distance to the east and there are a number of bike racks located nearby.

Description

This is an attractive Listed building of granite construction under a pitched slate roof. The former banking hall was extensively renovated in 2017 to a high specification. The main entrance to the property leads you to the bar and dining area which provides 60 covers. The dining area benefits from a new A/C system and quality fixtures and fittings. The WC's and fully fitted kitchen are situated to the rear of the property. There is a secondary access to the kitchen from the north eastern corner of the property. Externally there is a patio area near the main entrance which provides 15 covers.

Accommodation

We understand the property has a Net Internal Area of 1,179 sq.ft (109.53 sq.m).

Opportunity

Noya Shapla Limited, which holds the freehold property and the business, is for sale at an asking price of £1,750,000 excluding GST as appropriate. The business holds the appropriate licences and permits to allow it to trade as a restaurant and takeaway business, serve alcohol, set tables on the patio and engage up to 9 staff from overseas. Accounts for the business for 2017 - 2021 can be made available on request subject to the signing of a confidentiality agreement. The draft 2022 accounts may also be provided.

Legal Costs

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







Broadlands for themselves and for the vendor(s) or lessor(s) of this property whose agents they are, give notice that: 1. These particulars do not constitute, nor constitute any part of, an offer or contract. 2. None of the statements contained in these contained in these particulars as to the property are to be relied on as statements or representations of fact. 3. Any intending purchaser or lessee must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 4. The vendor(s) or lessor(s) do not make or give and neither Broadlands nor any person in their employment has any authority to make or give, any representation or warranty whatever in relation to this property. Unless otherwise stated all prices and rents are quoted exclusive of GST. These details are believed to be correct at the time of compilation but may be subject to subsequent amendment.

