



Sugar Reef, La Route de la Baie, St. Brelade, Jersey

£125,000 per annum

BROADLANDS
COMMERCIAL



Sugar Reef, La Route de la Baie

St. Brelade,

- Beach side restaurant and bar
- Prime location in St Brelade's bay
- Completed to an excellent finish
- Previously licensed for 220 covers
- 2nd Floor staff accommodation
- Sole Agent
- First refusal to buy the property (within head lease)
- Please contact Nick on 07797751558 /
nick@broadlandsjersey.com





Sugar Reef, La Route de la Baie

St. Brelade,

This well-known beach side restaurant/bar has recently been refurbished to a high specification on both ground and first floors and the benefit with unravelled sea views over the bay.

The property is split as per the below:

Ground Floor: Café/restaurant, bar, kitchen, WC's, external terrace and stores.

First Floor: Restaurant, kitchens, WC's, external terrace.

Second Floor: 5-bedroom staff flat.

Floor plans showing the layout of the property can be provided on request.

The property also benefits from vacant possession and which can be occupied/traded immediately and the property also benefits from a planning consent (P/2023/1004) which could provide an extension of approx. 500 sqft area to the first floor balcony.

Location

The property is located in a prime location directly overlooking the whole of St Brelade's bay and with direct access to the beach from the promenade. More specifically the property is located to the centre of the bay. The property is surrounded by a host of other food and beverage outlets including the Oyster Box, Jersey Crab Shack, Pizza Express, The Beach Club, La Brise Kitchen, Midbay Cafe, Solshine Cafe and with main hotels including L'Horizon, St Brelade's Bay Hotel and the Golden Sands Hotel. There are also 3 large public car parks close by with bike racks, electric charging points and also the regular 12A and 14 bus routes, with the bus stops which are only 2 minutes' walk away.

Description

This well-known beach side restaurant/bar has recently been refurbished to a high specification on both ground and first floors and the benefit with unrivaled sea views over the bay. The property is split as per the below: Ground Floor: Café/restaurant, bar, WC's, external terrace and stores. First Floor: Restaurant, kitchens, WC's, external terrace. Second Floor: 5-bedroom staff flat. Floor plans showing the layout of the property can be provided on request. The property also benefits from vacant possession and which can be occupied/traded immediately and the property also benefits from a planning consent (P/2023/1004) which could provide an extension of approx. 500 sq ft area to the first floor balcony.

Rates

The total Parish Rates payable on the property are: £8,802.96 per annum (2023)

Sub Lease

The premises are available by way of a new 9-year EFRI Sub-Lease at a rental of £125,000 per annum. Longer terms will be considered subject to negotiation.

Ingoing

The Sub-Lessor has finished the property to a high-quality finish and requires an ingoing of £190,000.



Head Lease

The opportunity also exists to acquire the head lease interest (FRI Lease ending 20/03/2053 at a rental of £96,000 per annum) of the property including all furniture, fixtures and equipment, for a consideration of £690,000 exclusive of GST as applicable.

Legal Costs

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

Viewing

Strictly by appointment with the Sub-Lessor's sole agent.

Nick Trower MRICS

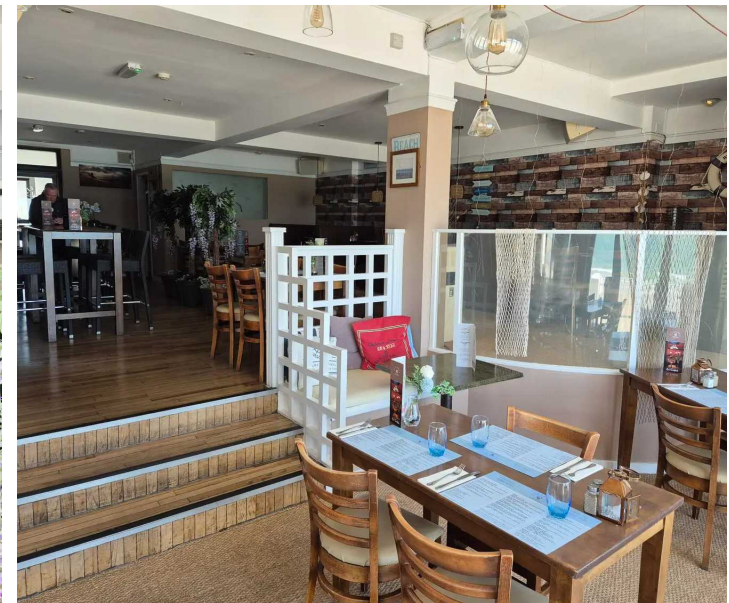
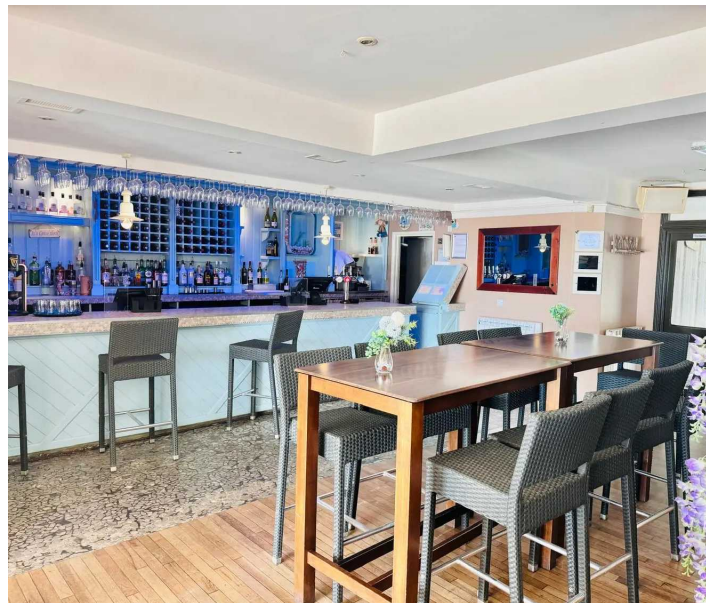
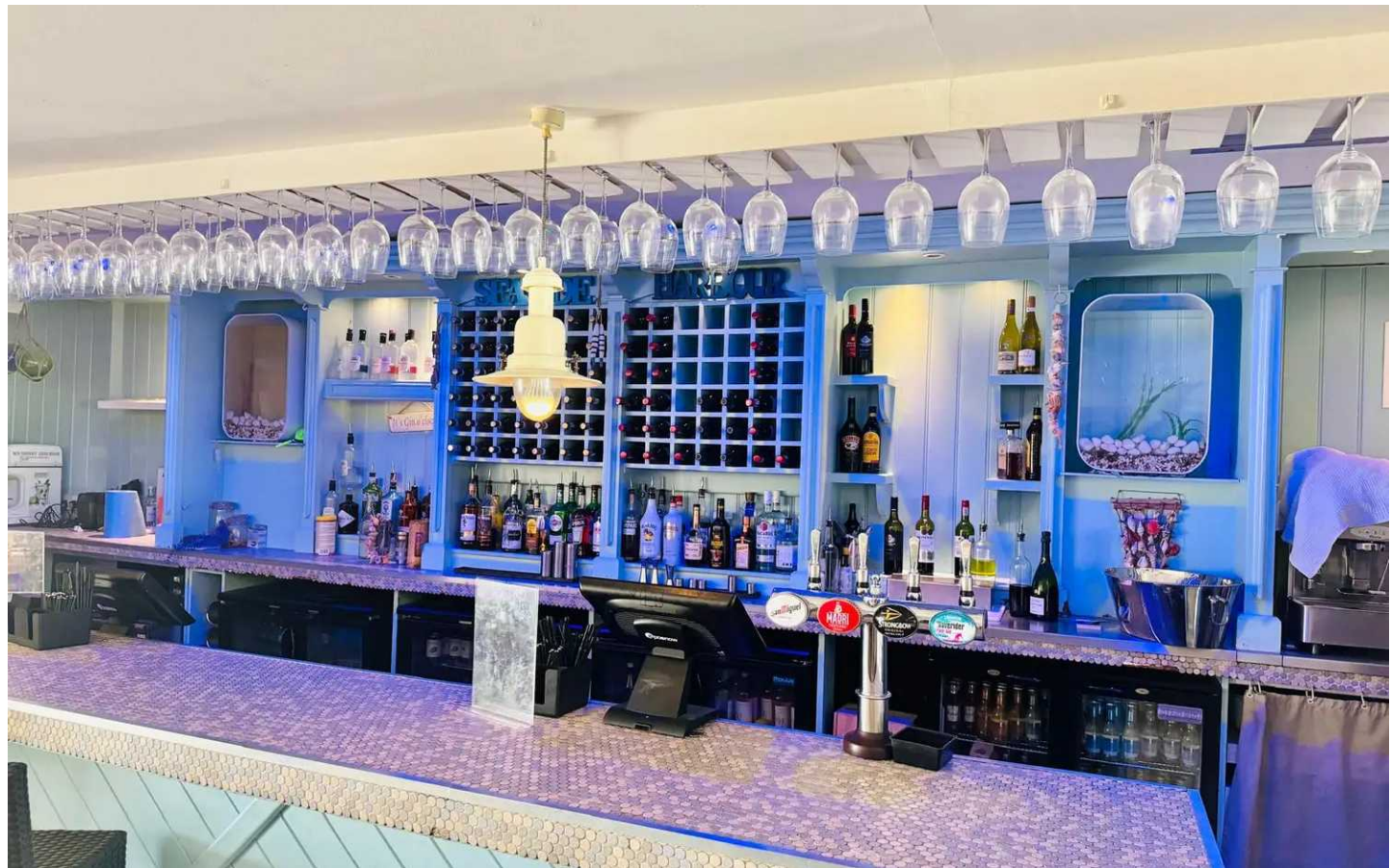
Director - Commercial

T. +44 (0)1534 874141

M. +44 (0)7797751558

nick@broadlandsjersey.com

<https://broadlandscommercial.com/>



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