



**Restaurant, Maison Herault, Le Boulevard, St. Brelade**

**£65,000 pa**

**BROADLANDS**  
COMMERCIAL





# Maison Herault, Le Boulevard

St. Brelade, Jersey

- Restaurant and bar in an exceptional prime St. Aubin location
- Al Fresco area – part covered
- Circa 2,788 sqft
- New lease available
- For further information, please contact Nick Trower  
MRICS [nick@broadlandsjersey.com](mailto:nick@broadlandsjersey.com)
- Sole Agent





## Location

The property is located in an excellent position at the centre of St. Aubin's. More specifically the property is situated directly overlooking the busy Le Boulevard in a prime position and it benefits from views of St. Aubin Harbour. This charming restaurant and bar is surrounded by a host of other food and beverage including The Old Court House, The Muddy Duck, The Loft, Kyoto Prefecture, Sorrento, Noya Shapla, The Anchor Club and many many more. There are also 2 public car parks very close by along with bicycle parking and the very popular and regular, 15 bus route (among others) stops nearby.

## Description

The premises comprise a restaurant / dining area with a bar and adjoining kitchen to the rear. The property is laid out primarily in open plan format with the kitchen discreetly positioned. This popular and well-established property offers roughly 60 covers inside (not including bar seating) with a further 40 al fresco spaces on the patio (to be confirmed via licensing). There is also a large low height storage space underneath the restaurant and bar area away from the main dining area. The property benefits from vacant possession and can be occupied/traded from immediately.

## Accommodation

The premises have been measured in accordance with the RICS Code of Measuring Practice and provide the following approximate net internal floor areas:

Restaurant/ Bar: 1,524 sqft (141.5 sqm)

Al Fresco: 873 sqft (81.10 sqm)

Kitchen: 391 sqft (36.32 sqm).

Total 2,788 sqft (259 sqm).





**Availability**

The Property is available immediately, subject to completion of the legalities.

**Lease terms**

The premises are available by way of a new 9-year EFRI lease at a rental of £65,000 per annum.

Longer terms will be considered subject to negotiation.

In line with normal market practice a suitable covenant or guarantee will be required by the lessor. All rentals quoted are exclusive of all other outgoings and exclusive of GST if applicable.

**Legal costs**

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

**Viewing**

Strictly by appointment with the Lessor's sole agent. Nick Trower  
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