



Manos, 5-6 West Centre, Bath Street, St. Helier

Guide Price £600,000

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Manos

5-6 West Centre, Bath Street

- Well-known bistro restaurant - 3rd Category
- Gross Rental - £50,000 pa
- High levels of passing footfall
- Licenced for 98 covers including al fresco seating overlooking West Centre
- Sole Agent
- For further information, please contact Nick Trower
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Location

The restaurant benefits from being situated in a superb central location overlooking the busy West's Centre precinct square and is close to the newly popular completed development at Ann Court. A short walk away are the established retail areas of Beresford Street, Queen Street and King Street. Other occupiers in this Bath Street precinct and West's Centre include Soy Sea-food and sushi bar, Red House, Krafty J's, Redvers, Murphy's, Vallorie and MyPad.

There are public car parking facilities within a short walking distance, including Minden Place, Charles Street, Snow Hill and Green Street car parks.





Manos

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Description

This well-known double unit restaurant has been fitted to a high specification internally with air conditioning, bi-fold doors, suspended ceiling with LED's and a retractable awning over the al fresco seating which overlooks West's Centre and supplements the internal space.

- Restaurant and bar 3rd Category license for 82 and 16 al fresco covers,
- Fully fitted kitchen,
- WCs facilities and storage.

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/ kitchen 1,465 sqft (136 sqm)

Store 64 sqft (5.94 sqm)

Al fresco 150 sqft (13.9 sqm)

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Tenure

Freehold

The restaurant is let to Manos on a 9-year Lease ending 31st December 2031. More information can be provided on request.

Gross total rental income - £50,000 p.a.

Asking Price

The opportunity exists to acquire the freehold interest of the property, subject to the above noted leases, for consideration of £600,000, exclusive of GST as applicable.

Legal Costs

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

Viewing

Strictly by appointment with the Vendors sole agent.

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