



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

Guide Price £600,000

**BROADLANDS**  
COMMERCIAL



# 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  
MRICS - [nick@broadlandsjersey.com](mailto:nick@broadlandsjersey.com)

## 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)

**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 lease, 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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