

Swoffers Commercial

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TO LET

“La Plage”

Fine Café/Restaurant

Les Sablons, L'Eree, St Peters, Guernsey



A rare opportunity to acquire this well known and established business overlooking L'Eree Bay

Perry's Guide 20 B1

Subject to Contract

La Plage, Les Sablons, L'Eree, St Peters, Guernsey

Location

La Plage is located in a prominent position overlooking the beautiful sandy beaches of the popular L'Eree Bay and is highly visible from passing traffic. The property is only a minute's walk from the beach and benefits from the nearby public car park making the restaurant an accessible and popular destination.

Description

The property comprises a two storey detached building with a tiled pitched roof. Located on the ground floor is the restaurant which can seat up to 30 customers (with fully operational commercial kitchen), and to the front of the property there are four further tables offering views of Guernsey's west coast and the sandy beaches of L'Eree bay.

Located on the upper floor, with its own separate access, is a Local Market two bedroom apartment which has a separate kitchen, lounge and bathroom.

It should be noted that planning permission has been granted to install a store to the rear of the property, and also for sliding doors to the front of the restaurant.



Main dining area



Courtesy of DigiMap

La Plage, Les Sablons, L'Eree, St Peters, Guernsey

Terms

The ground floor restaurant and the first floor two bedroom apartment are available by way of assignment of the existing lease for a term expiring on 15 April 2023. The passing rent is £35,000 per annum paid four monthly in advance.

The rental is subject to three yearly upward only rent reviews on the anniversary of the commencement date of the head lease in line with Guernsey RPI. The first rent review will be due on 16 April 2011.

In addition, the equipment, fixtures and fittings in the restaurant can be acquired for £10,000.

Availability

La Plage is immediately available.

Legal Costs

Each party to bear their own legal costs.

Viewing

Strictly by appointment with the Agent:-

Swoffers Commercial
Estate House
Ann's Place
St Peter Port
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GY1 2NU

Contact: Jonathan Harris
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Subject to Contract

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