



Expressions of Interest Invited: **TO RENT FERMAIN BEACH CAFÉ**

# **HOSPITALITY OPPORTUNITY**

**WITH DEVELOPMENT POTENTIAL**

**High Footfall**

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**Desirable & Unique Location**

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**2 / 3 Storey Building Potential**

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**Flexible Lease Terms**

# KEY FEATURES



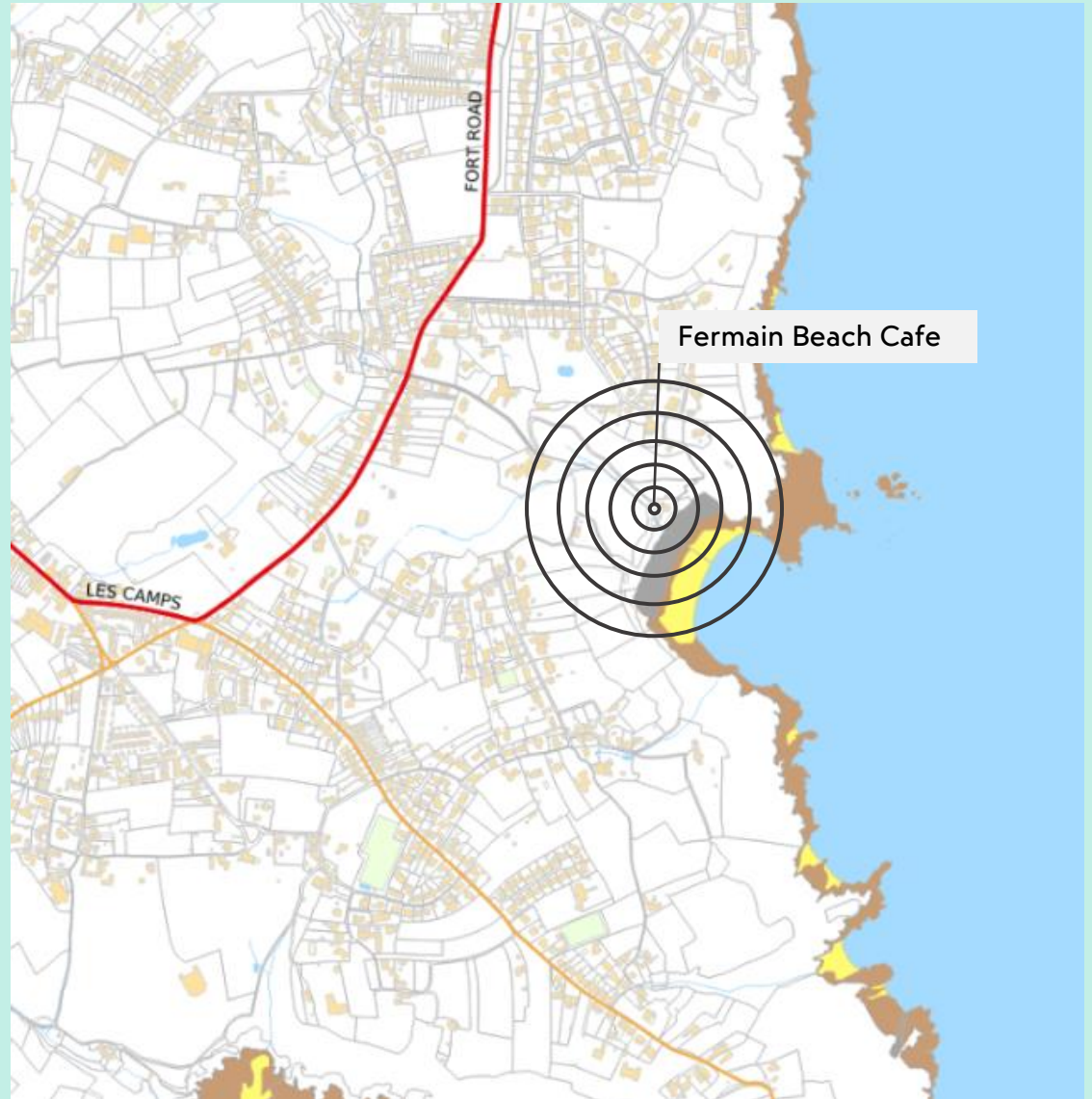
## Fermain Beach Café

The Fermain Beach Café is located on the east coast of Guernsey in the parish of St Peter Port which is just north of St St Martin.

The main route to access Fermain Beach Café is via Fermain Lane at its junction with Fort Road and Les Hubits. It also has excellent access by foot from the cliff paths leading from St Peter Port and Jerbourg Point. Parking for deliveries and those operating the Café is situated immediately adjacent to it.



# LOCATION



The States have sought pre-application advice for the development of a two or potentially three-storey structure.

Any plans for a third storey would be expected to be sympathetic to the historical setting and natural environment.

Any proposals would be expected to provide a new café or bistro in line with the special significance of the location, the character and amenity of the locality.

A copy of the pre-application advice is available upon request.

The illustration opposite details the height of the current structure in **white** with the indicative height of the redeveloped structure in **red**.

# THE OPPORTUNITY



The site comprises a beach café, two parking spaces for staff and storage by way of a bunker to the side of the Property. The bunker is edged blue on the plan.

The Beach Café, parking area and bunker together total approximately 4,000 sq ft.

The Property benefits from having exclusive operating rights for Fermain Bay.

It also benefits from alfresco seating on the grass adjacent to the sea wall as outlined in red. This provides 90 covers.



Fermain Beach Café is served by mains electric and water supplies.

The Café shares cesspit drainage with the Martello Tower.

There are two parking spaces to the north west side of the Property. These spaces are for sole use by the staff.



# THE SITE

The States of Guernsey are keen to enable investment into Guernsey's beach kiosks and cafés.

As part of this exercise, Watts Property Consultants are retained by The States of Guernsey to **invite expressions of interest** from those wishing to take a lease of the site and develop it in a manner which will contribute to the enhancement of this area.

In selecting the preferred bidder(s), the Landlord will consider a wide variety of proposals, including those which will bring social, recreational, cultural, environmental, commercial and/or economic benefits Fermain Bay.

All manner of suggestions are therefore encouraged.

**Note:** Any plan submitted would be expected to cater to the bistro experience but also retain an element of kiosk service for the beach user.

Expressions of interest are invited by **17 May 2024**

# EXPRESSIONS OF INTEREST



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Fermain Beach Café is available from November 1<sup>st</sup> 2024.

Lease terms are negotiable and subject to the level of investment proposed.

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# TERMS





# FURTHER INFORMATION

Expressions of interest are invited in writing **17 May 2024**

## Sole Agents

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Subject to contract

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