

Roc Salt **SOLD**

Mont Couet, Vale, Guernsey

Restaurant / Residential

£950,000



Location

Chouet Beach

—

Current Use

Restaurant

—

Potential Use

Residential

—

Car Parking

**Ample Public
Parking**

—

Available

Immediately

—

The Roc Salt restaurant is situated in the north of Guernsey. Having been fully redeveloped in 2015, the property is available to purchase. Subject to the relevant planning consents being obtained, there is also potential for a residential conversion.

LOCATION

The property, currently known as Roc Salt, is situated in the north of Guernsey, on Mont Cuët Road, Vale.

It lies adjacent to Chouët Bay, occupying a popular beach side location with panoramic sea views from its balcony. There is ample public car parking directly opposite the property.



DESCRIPTION

Having been fully redeveloped in 2015, the property is a well-presented, self-contained restaurant offering 55 internal covers, with kitchen and bar, as well as internal toilet facilities (male, female and disabled).

Externally, there are approximately 60 covers arranged over the ground floor patio area and the first floor decked terrace which is accessed via a set of external stairs with glass balustrades. There is also an external garden area which could potentially be utilised for additional covers or events.

Although most recently utilised as a restaurant, subject to the relevant consents being obtained, alternative uses may be possible. This may include a conversion to residential which will offer a detached dwelling in a beach side location.

ACCOMMODATION

The property currently provides approximately 1,590 sq ft of accommodation. This is arranged as follows:-

Description	Area (sq m)	Area (sq ft)
Dining Area 1	43	461
Dining Area 2 & Bar	53	572
Kitchen	27	292
Entrance lobby	8	88
Toilets	18	177
Total	149	1,590

TENURE

Freehold.
The property is available to purchase.

PRICE

We have been instructed to market the property at £950,000 (nine hundred and fifty thousand pounds).

AVAILABILITY

The property is available to purchase immediately.

LEGALS

All terms are subject to contract.
Each party shall bear their own legal costs in connection with this transaction.





Our Services

Watts Property Consultants are able to offer the full range of commercial property services to meet clients' requirements.



Valuation

We have a team of RICS Registered Valuers who combine experience, local market knowledge and high standards of professionalism to provide valuation reports tailored to provide clients with the information they require.

Property Management

Our dedicated Property Management Team has a broad range of technical and financial management skills to ensure the properties we manage are in safe hands.

FURTHER INFORMATION & VIEWING

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