

# Restaurant Opportunity

Confidential Location

Fully Fitted Premises



**Confidential  
Instruction**

Total Space  
**1,383 Sq Ft**

Location  
**St Peter Port Centre**

Specification  
**Turn-key**

Internal Covers  
**Manageable Size**

External Covers  
**Alfresco  
Opportunity**

Further Details  
**On Application**

This restaurant offers a turnkey solution to a tenant seeking a fully fitted restaurant premises in the centre of St Peter Port. For further details on the opportunity, please contact Watts Property Consultants.



## LOCATION

This restaurant is located in St Peter Port's town centre, within walking distance of the public car parks and amenities the town has to offer.

## DESCRIPTION

The available restaurant is a well-presented, self-contained premises with fully equipped kitchen, bar, stores and toilet facilities. It therefore offers a turn-key solution to an ingoing tenant.

In addition to the internal covers, there is an alfresco area which could accommodate additional seating.

For further details on the opportunity, please contact Watts Property Consultants.

## ACCOMMODATION

The property provides approximately 1,383 sq ft of accommodation.

## TENURE

Leasehold.  
The premises is available to rent.

## RENT

The rent for the property is available upon application.

In addition to the rent, the tenant shall pay the Tax on Real Property, parish rates, building insurance, service charge and utilities relating to the premises.

## AVAILABILITY

The property is available to rent subject to the existing tenant providing vacant possession.

## 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.



### Building Consultancy

Our Building Consultancy Team offers a broad range of building surveying services, including project management, defect analysis, dilapidations and interior fit outs on all property types.

### Lease Consultancy

Our Lease Consultancy Department includes an expert team to deal with all manner of landlord and tenant matters.

FURTHER  
INFORMATION  
& VIEWING

**Wing Lai**  
MRICS | RICS Registered Valuer  
T: 01481 740071 M: 07781 412578  
E: wing.lai@watts.property

**Joanna Watts**  
MA Cantab MRICS | RICS Registered Valuer  
T: 01481 740071 M: 07781 130686  
E: jo.watts@watts.property

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Measurements are given for guidance purposes only and are approximate.