



LEISURE TO LET

FORMER TGI FRIDAYS RESTAURANT

The Waterfront, La Rue De l'Etai, Jersey, JE2 3WF

FULLY FITTED F&B UNIT IMMEDIATELY AVAILABLE

8,576 SQ FT

Summary

Available Size	8,576 sq ft
Rent	£128,640 per annum
Rates Payable	Upon Enquiry
Service Charge	£18,317.54 per annum 2026 Insurance premium: £8,200 per annum

Key Features

- Prominent fully fitted food & beverage unit on St Helier's Waterfront Leisure Park
- Spacious open floor dining area, able to accommodate over 280 indoor seat covers with additional al-fresco area available
- Fully fitted kitchen and preparation area ready for an incoming tenant
- Immediately available by way of a new lease

Description

The restaurant forms part of a large property constructed in 2001-2002 as part of The Waterfront Leisure Centre, which accommodates food & beverage / leisure facilities, a cinema, aquapark and fitness centre.

The unit, arranged over ground & first floors, benefits from a fully glazed frontage and is arranged in an open plan seating layout around a large central island bar. The unit is currently fully fitted in the configuration of the previous tenant ready for immediate occupation.

- More specifically, the restaurant includes:
- Large internal dining area accommodating up to approx. 280 covers (excluding bar seating).
 - Al Fresco dining area (available at an additional rent).
 - Fully operational and equipped commercial kitchen, accompanied by wash-up and preparation rooms which include large walk-in chiller and freezer facilities.
 - Ample storage and large access doors to the rear opening to a shared courtyard, providing easy access for deliveries.
 - Male, female & disabled W/C facilities
 - Separate staff accommodation area on the first floor including an office, W/C and storage areas.

Location

The unit occupies a prominent corner position on The Waterfront Leisure Park, fronting onto La Route de la Liberation. The unit is well-connected facing directly onto the primary pedestrianised thoroughfare between the St Helier Waterfront and the Esplanade, Jersey's Central Business District, leading directly onto King Street, Jersey's prime retail pitch.

There is ample car parking capacity within the immediate vicinity at The Waterfront & Les Jardins car parks. Nearby occupiers include Cineworld, KFC, Morrisons, Fitness First and Aquasplash.

The area is densely occupied by commercial and residential developments of Castle Quay, Horizon and Harbour Reach, which provides approximately 2,500 residents. There is also approx. 8,000 office workers within a 500m radius and the 195 bed Radisson Blu Hotel.

Accommodation

The accommodation comprises the following areas:

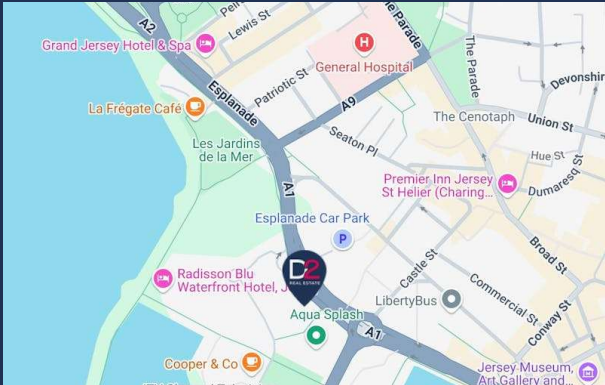
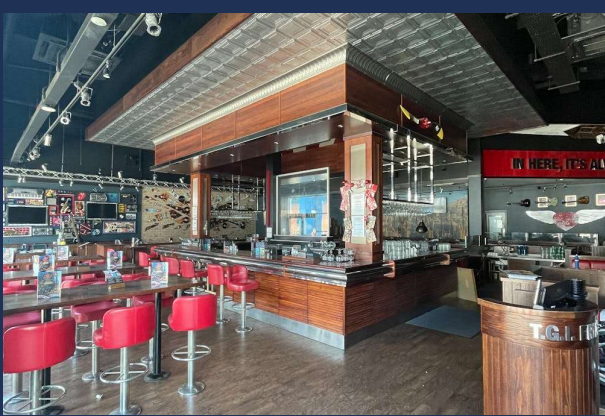
Name	sq ft	sq m	Availability
Ground	8,576	796.74	Available
Total	8,576	796.74	

Availability

The unit is available by way of a new effective full repairing & insuring lease for a lease term until the end of 2030. The Landlord will consider a longer lease term subject to break clause provisions.

Legal Fees

Each party is to bear their own legal costs and any other associated cost incurred in the letting of this property.



Viewing & Further Information

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