



RETAIL TO LET

## PIZZA HUT

The Waterfront , Rue de L'Etau, St Helier, Jersey, JE2 3WF

FULLY FITTED RESTAURANT UNIT AVAILABLE AT ST  
HELIER'S WATERFRONT LEISURE PARK

3,508 SQ FT



## Summary

Available Size	3,508 sq ft
Rent	£87,500 per annum
Service Charge	£5,551.88 per annum
Total	£1.35 per sq ft
BER Rating	Upon enquiry

## Key Features

- Fully fitted restaurant opportunity on Jersey's only lesiure park
- Immediately available and ready of occupation
- Available by way of sub-lease of the existing head lease or new direct lease, subject to negotiation

## Description

The property was constructed in 2001-2002 over three separate blocks and includes a ten-screen cinema with food & beverage facilities, four restaurants, and fast food facilities, a gaming and entertainment arcade, a fitness centre, an aqua park with indoor and outdoor pools, and a detached two-storey public house. There is a two level underground car park providing approx. 300 spaces for visitor and commuter parking.

The property is finished to a good quality specification and arranged over ground floor level only, accommodating approximately 198 covers within the internal and al fresco dining area at the front of the Property. The restaurant is fully fitted and ready for immediate occupation.

## Location

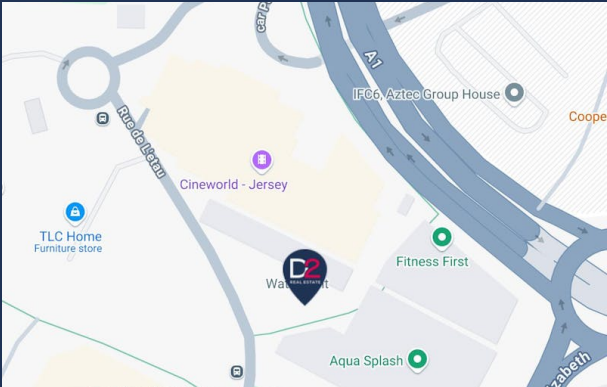
The property is located on the Waterfront Leisure Park, situated on the south western edge of St Helier, just off La Route de la Liberation

## Accommodation

Name	sq ft	sq m	Availability
Ground - Retail / Kitchen / Stores	3,508	325.90	Available
<b>Total</b>	<b>3,508</b>	<b>325.90</b>	

## 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

Evan Whitson

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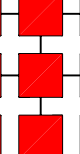
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Rev	Date	Description



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SCOTCO

Store Address  
**PIZZA HUT JERSEY**  
**JERSEY WATERFRONT**

Drawing title:  
EXISTING GENERAL  
ARRANGEMENT

Drawn By:	Checked:	Date:
IE		APRIL 2012
Store No:	Scale:	1:50 @ A1/1:100 @ A3

HEA Drawing No:	Revision:
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2111/A000

**existing** ground general arrangement plan

scale - 1:50 @ A1 / 1:100 @ A3

