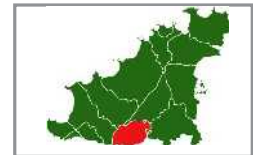


## RESTAURANT TO LET

LET £55,000 

Mallard Restaurant  
Mallard Complex, La Villiaze Road, Forest, Guernsey, GY8 0HG

RESTAURANT / CAFE



This is a rare opportunity to take the lease on the restaurant forming part of The Mallard complex Rent: £55,000 per annum

LET

SUBJECT TO CONTRACT

## LOCATION

The Mallard Complex is situated in Forest, just to the south of Guernsey airport and a couple of miles south west of St Peter Port. The Mallard has become a destination in itself offering not only a hotel complex with serviced apartments but Guernsey's only cinema plus a restaurant, hairdressing salon and beauty salon. The complex also offers excellent conference facilities, offices and a Disaster Recovery Centre. Nearby businesses include the Venture Inn, Shell petrol station and a Co-Op Locale En-route.

## DESCRIPTION

With its own access situated adjacent to Guernsey's only cinema, the restaurant at The Mallard offers a large, flexible space on the Ground floor of the complex. With adequate seating for approximately 90 covers, the Mallard restaurant offers a pleasant fully-fitted bar area which is large enough to be used both as a bar and also as an attractive welcoming and waiting area for the restaurant's patrons. Full length French windows along one side offer views over the neighbouring gardens and the field beyond. Spacious client Male and Female WC's form part of the demise.

The restaurant benefits from a large and fully equipped commercial kitchen. In addition there are several rooms storage behind the bar currently used as well as separate a office.

With a total area of approximately 4,078 sq.ft this space would offer an ideal location not only for a restaurant but also as a venue for special events and functions.

Furthermore the premises could lend themselves to alternative leisure uses such as a gym or fitness centre.





## TERMS

The restaurant is available by way of a new Internal Repairing and Insuring lease for a flexible term (minimum 5 years).

## RENT

The rental is £55,000 per annum. This will be subject to three yearly upward only rent reviews calculated on the higher of Market Value or GRPI.

## AVAILABILITY

The restaurant will be available subject to vacant possession.

## LEGAL COSTS

Each party to bear their own legal costs.

**LET**

To arrange a viewing:



Call us  
01481 722151



Email Jonathan Harris  
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