

THE ROTUNDA

UNIQUE, PRIME LOCATION RESTAURANT OPPORTUNITY GUERNSEY, CHANNEL ISLANDS

- 7,500 sq ft restaurant/bar/bistro over two floors
- Scope to divide into two separate equally sized floors
- Suitable for fine dining, all day brasserie or high class wine/cocktail bar
- Contemporary, elegant building located within a stunning world-class Plaza with unique public art and water features
- Retractable glass frontages, for an open air dining experience
- Potential for external 'al fresco' dining (up to 80 covers) in summer months
- Views out over the Marina and neighbouring islands
- Living green roof
- On-site amenities include select high quality retail offers
- Further on-site residential development of 64 luxury apartments and prime, multi tenanted office accommodation
- Stunning waterfront location within the heart of Guernsey's financial and residential district of St Peter Port with high passing footfall
- 2,540 residents and employees on-site
- 20,000 + town centre population
- Up to 1,500 public car parking spaces and a further 1,200 private underground and surface spaces in the immediate vicinity
- Local property rates only 3% of the UK equivalent
- £250 million landmark waterfront development
- Thriving offshore financial centre
- Significant tax benefits
- Located within the prestigious Royal Development, featuring high quality hard and soft landscaping, water features and specially commissioned public art



LONG PORT
GROUP

THE ROTUNDA

THE ROYAL DEVELOPMENT, ST PETER PORT, GUERNSEY

LOCATION

The Rotunda forms part of The Royal Development, which is a mixed use scheme comprising, leisure, retail, commercial and residential accommodation in four separate phases, linked together by a central plaza.

The scheme overlooks the Waterfront and Yacht Marinas and is situated within the heart of Guernsey's financial centre, housing amongst many, the international head office of firms such as private equity giant Terra Firma, Royal Bank of Scotland International and Price Waterhouse Coopers in the immediate vicinity.

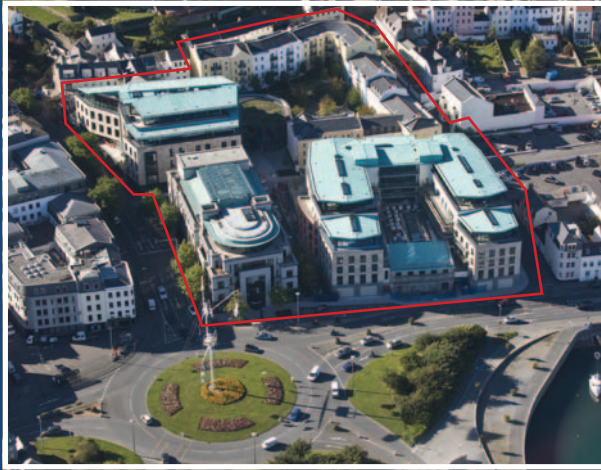
The location is a vibrant hub within the capital of St Peter Port with leisure and spa clubs, cafes, bars and La Petite Ecole day nursery in the close surrounds. Two of the islands largest public car parks La Salarie and North Beach are less than 50m away from the Royal Development, providing in the region of 1,500 car parking spaces and high footfall generation. There are also up to 1,200 private underground and surface spaces in the immediate vicinity.

ACCOMMODATION

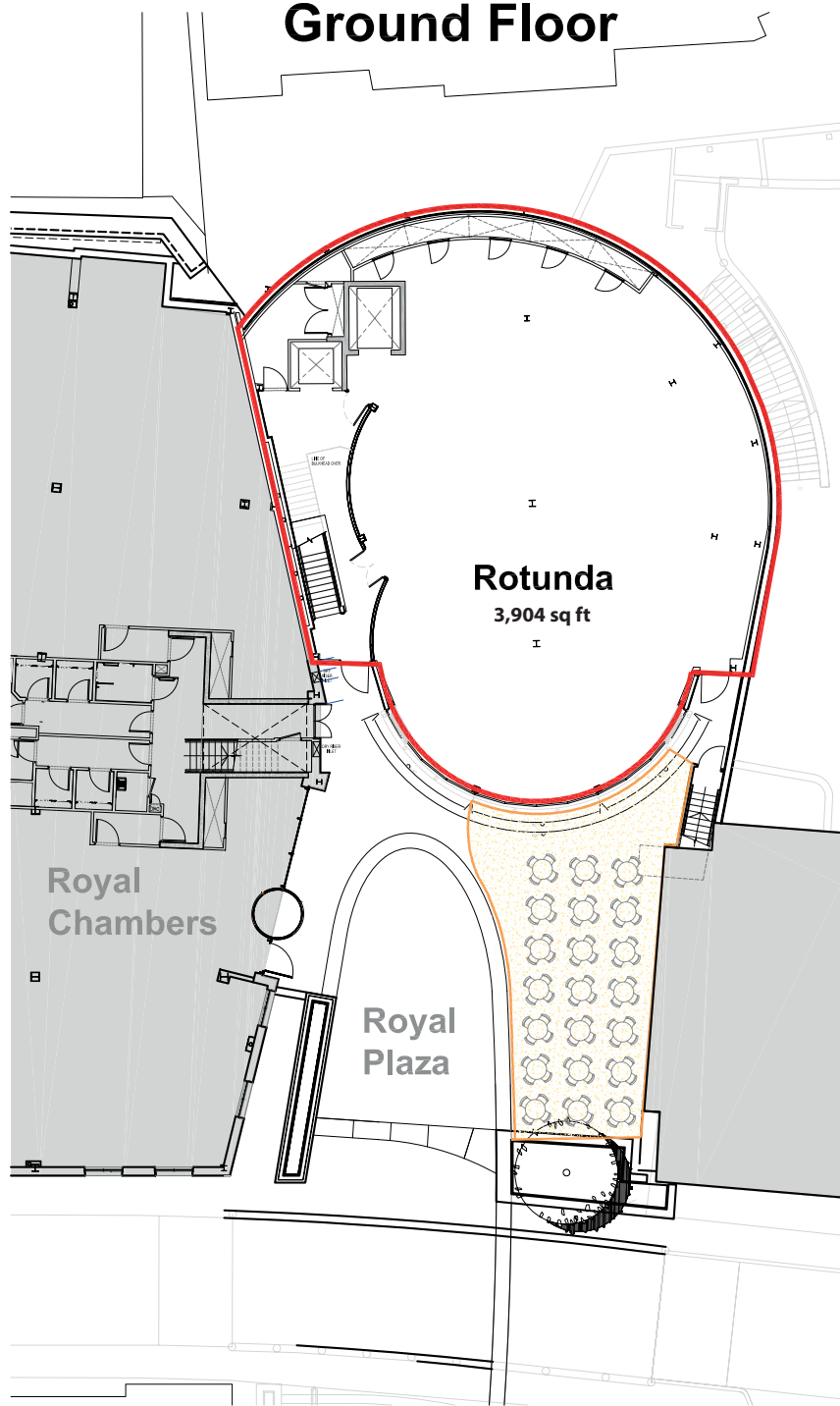
The Rotunda building is a two storey building, located at the heart of the scheme and at the top of the Royal Plaza. The Unit is suitable for restaurant and/or bar. There is scope to divide the Rotunda into two separate equally sized floors or the units can be taken in their entirety. The most suitable operation would be a **high end restaurant, all day brasserie and bar** or a **fine dining restaurant**.

The Rotunda is very modern elegant building with a living green roof and retractable glass frontages to provide an open air dining experience, with views of the harbours and neighbouring islands. The Rotunda also includes an 'al fresco' dining area for approximately 80 covers (subject to planning) at the top of the Royal Plaza.

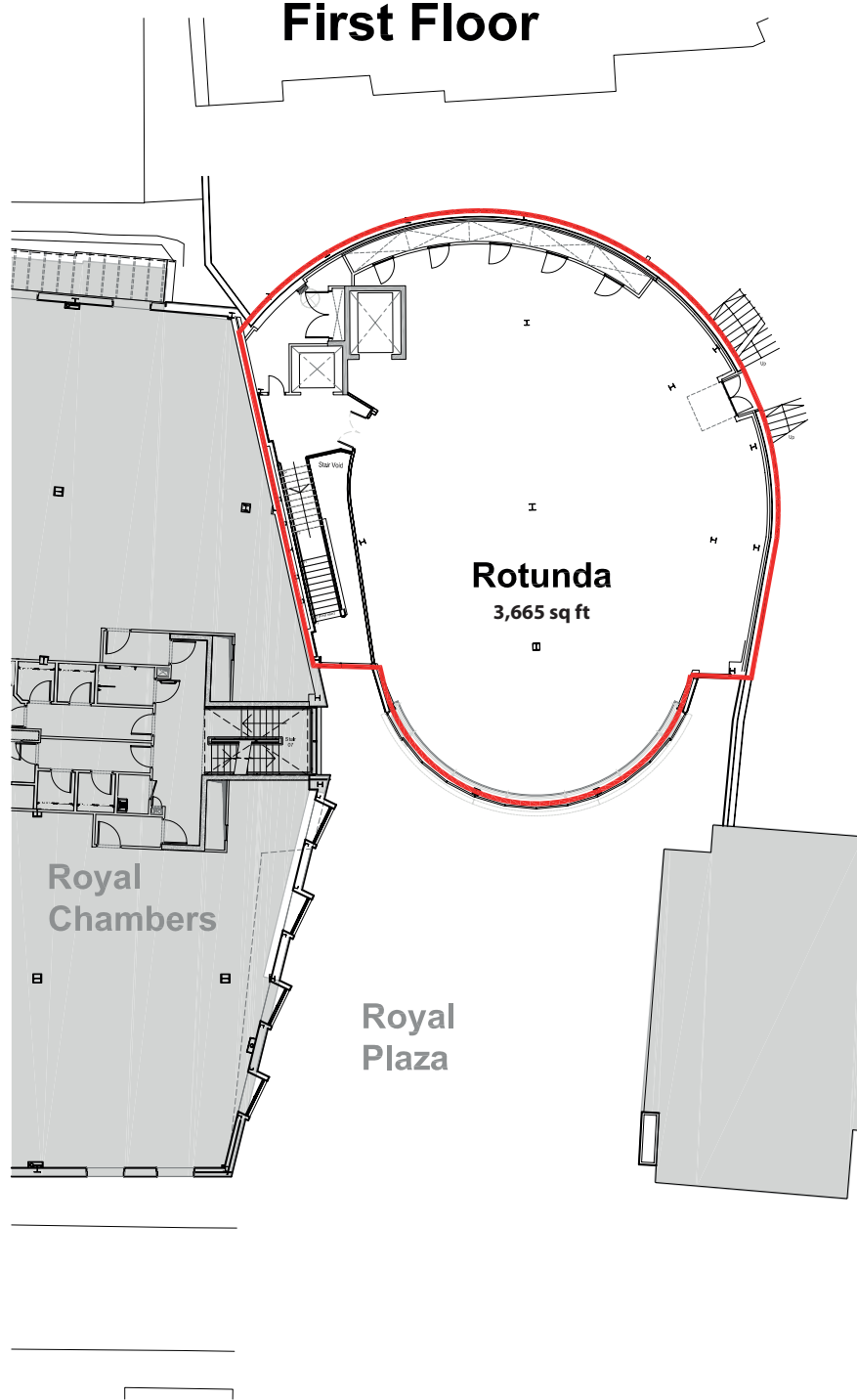
Ground Floor	3,904 sq ft	362.72 sq m
First Floor	3,665 sq ft	340.52 sq m
TOTAL	7,569 sq ft	703 sq m





Ground Floor



First Floor



-  Demise
-  Indicative External area subject to planning approval



Shell Beach on Herm Island
Image courtesy of VisitGuernsey



THE DEVELOPERS

The Long Port Group is a dynamic property development, regeneration and investment company based in St. Peter Port, Guernsey. It has an outstanding track record in groundbreaking products, securing its reputation as one of the leading developers in the Channel Islands.

Long Port is responsible for the sympathetic regeneration of several historically significant sites in Guernsey.
www.long-port.com

ABOUT GUERNSEY THE CHANNEL ISLANDS

Nestling in the Bay of St Malo, situated approximately 70 miles south of Weymouth and 14 miles from the North West coast of France, Guernsey has easy access to mainland Europe and the UK through regular flights and ferries.

Part of the British Isles, but not part of the United Kingdom or EU, close to France, but English speaking, the island is 24 sq miles with a population of approximately 65,500.

The island offers an unrivalled standard of living with a cosmopolitan community. 20% of all households have an income well in excess of £70,000 per annum. Guernsey enjoys a temperate climate, with mild winters and long warm summers.

TAX BENEFITS

Guernsey is a thriving offshore financial jurisdiction, with over 300 financial sector companies based on the island.

The island enjoys a very simple and gentle taxation system with residents paying income tax at a flat rate of 20%. In addition, Guernsey has no VAT, no capital gains tax, no inheritance tax, no estate duty, no purchase or sales tax, nor capital transfer tax and experiences no pension capping.

Furthermore, the island's worldwide tax capping has been brought down to £100,000 and there is zero corporation tax. All property business taxes are less than 10% of UK mainland equivalent.

There is in excess of \$600 billion on cash deposit and funds under management within the island.

TERMS The premises are available by way of a New Lease for a term of 21 years.

RENT Upon application

RATES Negligible - approximately 3% of the UK equivalent

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Property Misdescriptions Act 1991/Misdescriptions Act 1967

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