

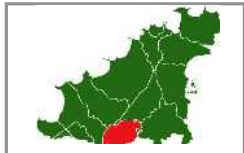
TEA ROOMS TO LET

Petit Bot Tea Rooms
Petit Bot, Forest, Guernsey, GY4 6UJ

£POA 

RESTAURANT / CAFE

**SOLE
AGENT**



A fantastic opportunity to rent these picturesque Tea Rooms on Guernsey's South coast
Rent on Application

SUBJECT TO CONTRACT



SUMMARY

- New flexible lease
- 32 covers internally
- 120 covers externally
- Superb seaside location
- Rent on Application

LOCATION

The property is located less than a mile from the airport on the southern coast of Guernsey at Petit Bot, one of the Island's most beautiful bays.

During the summer months Petit Bot is accessed from the main road (Le Bourg) down the valley known as Route de Petit Bot, and in the Autumn/winter months Petit Bot can also be accessed from the south side of the valley (Rue des Pages).

Petit Bot is one of the most popular southern beaches in Guernsey and is protected from Northerly, Easterly and Westerly winds.

DESCRIPTION

The property comprises a two storey granite building. The first floor is accessed via a wooden outside stairway which leads to the main sales area which can accommodate seating for 32 people.

The property is set at the bottom of Petit Bot and encompasses a large south-facing garden, as well as a beautiful rear garden with running waterfall which flows below the property. The gardens can accommodate seating for a further 60 people to the front of the property and 60 people to the rear.

The ground floor provides a large room that can be used as an additional sales area or storage. Both uses have been utilised in the past.

EXTERNAL

There are male and female lavatories accessed via the outside of the building and one lavatory accessed internally.

There is ample road-side long term public parking which surrounds the property.



Courtesy Of Digimap

THE OPPORTUNITY

This is a rare opportunity to occupy one of Guernsey's best known seaside eateries.

TERMS

The leasehold of the property is available for a five year period with an option to extend the lease at the end of the 5 years for a further period of 5 years.

RENT

Rent on application.

AVAILABILITY

The premises are immediately available.

LEGAL COSTS

Each party to bear their own legal costs.

To arrange a viewing:



Call us
01481 722151



Email Jonathan Harris
jharris@swofferscommercial.co.uk

Swoffers Commercial for themselves and for the vendor(s) or lessor(s) of this property whose agent they are give notice that:

- 1) These particulars do not constitute, nor constitute any part of, an offer or contract.
- 2) None of the statements contained in these particulars as to the property are to be relied on as statements or representations of fact.
- 3) Any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.
- 4) The vendor(s) or lessor(s) do not make or give and neither Swoffers Commercial nor any person in their employment has any authority to make or give, any representation or warranty whatever in relation to this property.
- 5) These details are believed to be correct at the time of compilation but may be subject to subsequent amendment.

SUBJECT TO CONTRACT