

# COMMERCIAL PROPERTY INVESTMENT OPPORTUNITY



Sarre & Company  
CHARTERED SURVEYORS

## CASA MIA 57 KENSINGTON PLACE ST HELIER



**ASKING £725,000**



16 Gloucester Street, St.Helier, Jersey, Channel Islands, JE2 3QR  
Tel: 01534 888848 Fax: 01534 888849  
Email: [property@sarreandcompany.co.uk](mailto:property@sarreandcompany.co.uk) [www.sarreandcompany.co.uk](http://www.sarreandcompany.co.uk)



# CASA MIA

## 57 KENSINGTON PLACE

### LOCATION

The property is situated on Kensington Place, mid-way between the junctions with the Esplanade and Kensington Street.

We attach a location plan and a site plan for ease of reference.

### DESCRIPTION

The property is a 3 storey mid-terraced building, comprising a ground floor restaurant and a spacious 3 bedroom apartment on the upper floors.

The restaurant has been completely renovated and provides seating for 60 persons along with a bar area, customer WC facilities and a commercial kitchen.

The restaurant operates under a 3<sup>rd</sup> category restaurant licence and has a 4 star rating (23/09/2022) in the Eat Safe Scheme.

There is a separate entrance to the residential unit, which comprises a 3 bedroom apartment, along with a large terrace to the rear of the first floor which incorporates a number of sheds and stores.

Planning consent (Ref: RP/2020/1132) has been granted for the creation of an ensuite bathroom at first floor level and plans can be provided upon request.

We attach existing floor plans for reference purposes.

### ACCOMMODATION

The property provides the following:

Ground Floor	Restaurant/Kitchen	991 sq.ft.
	Male & Female WC Facilities	

# CASA MIA

## 57 KENSINGTON PLACE

First Floor            Lounge & Kitchen  
                              Double Bedroom  
                              Rear Terrace

Second Floor         2 x Bedrooms  
                              Bathroom

### **ASKING PRICE**

The freehold property, business, fixtures and fittings, are available by way of freehold sale at an asking price of £795,000, exclusive of GST if applicable.

Alternatively, the premises are available for sale freehold with vacant possession and subject to planning, the commercial ground floor premises are capable of alternative uses.

### **AVAILABILITY**

On completion of legal formalities.

### **LEGAL COSTS**

Each Party to bear their own legal costs.

### **COVENANT STRENGTH**

In line with normal market practice a suitable covenant or guarantee will be required by the lessor.

# CASA MIA

## 57 KENSINGTON PLACE

### VIEWING

By contacting the vendor's joint sole agents:

**Alistair M Sarre BSc MRICS**  
**Or Julian N Roffe FRICS MCI Arb**

**Sarre & Company**  
**16 Gloucester Street**  
**St Helier**  
**Jersey**  
**JE2 3QR**

**Tel: 01534 888848**

**Email: [alistair@sarreandcompany.co.uk](mailto:alistair@sarreandcompany.co.uk)**

**Website: [www.sarreandcompany.co.uk](http://www.sarreandcompany.co.uk)**

**Nick Trower MRICS**

**Broadlands Commercial**  
**1 Library Place**  
**St Helier**  
**Jersey**  
**JE2 3NL**

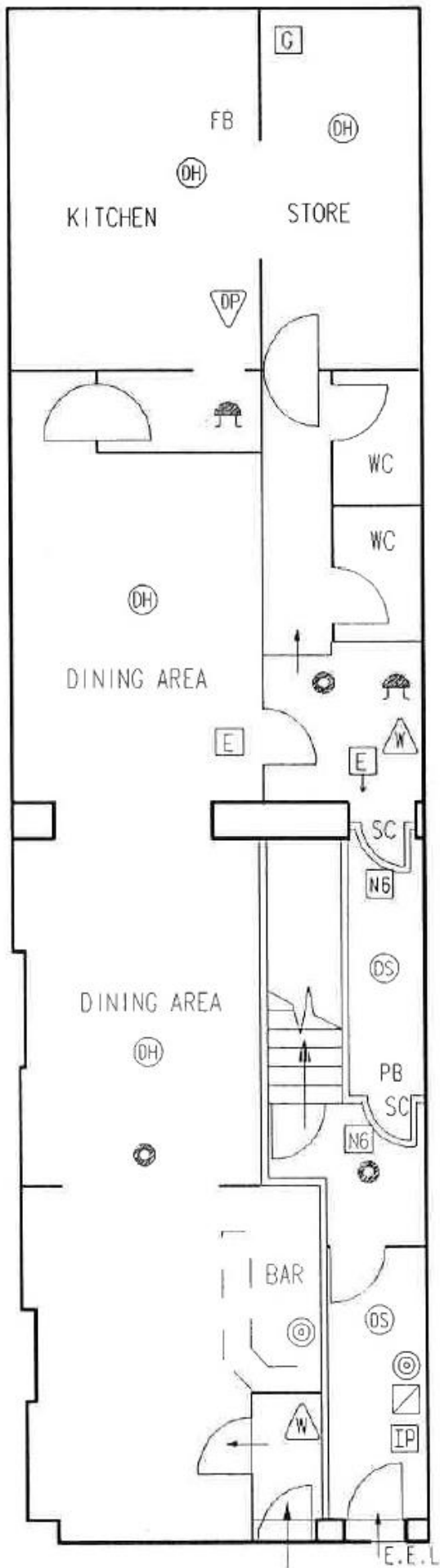
**Tel: 01534 880770**

**Email: [nick@broadlandsjersey.com](mailto:nick@broadlandsjersey.com)**

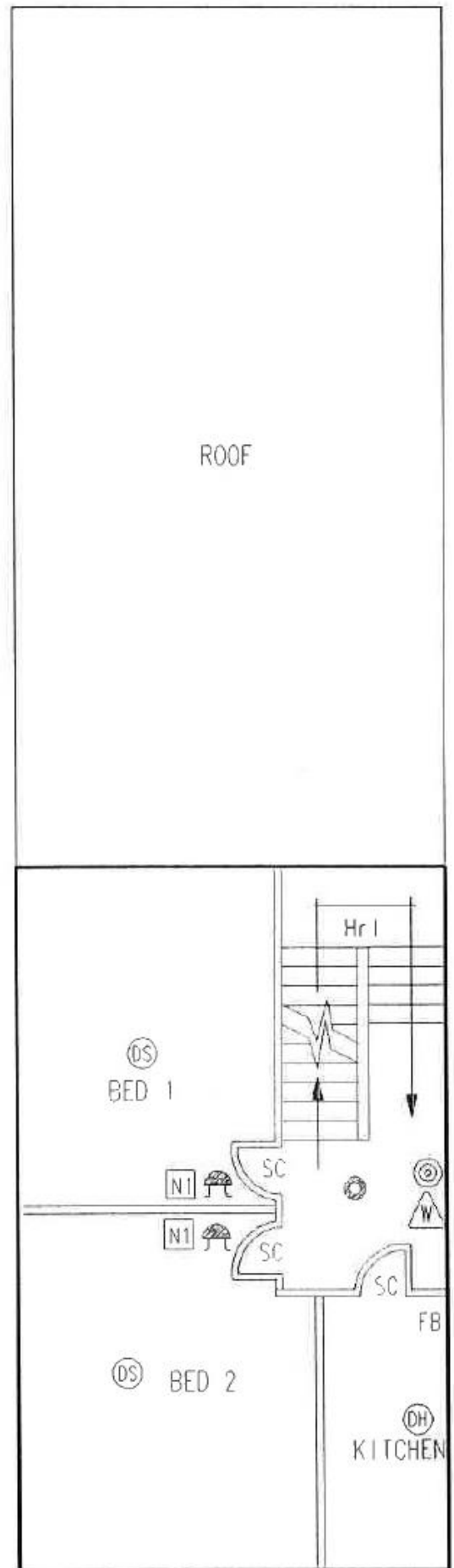
**Website:**

**[www.broadlandscommercial.com](http://www.broadlandscommercial.com)**

WHILST WE BELIEVE THESE PARTICULARS TO BE CORRECT NO RESPONSIBILITY CAN BE ACCEPTED FOR ANY INACCURACY



GROUND FLOOR



FIRST FLOOR

PB PUSH BAR



FIRE RESISTING DOOR  
-30 MINUTES

FIRE RESISTING CONSTRUCTION



GENERAL FIRE NOTICE

EEL. EMERGENCY EXIT LOCK

SC

SELF CLOSING



EXIT SIGN

Gr I

GUARDRAIL  
(HEIGHT IN mm)



DRY POWDER  
EXTINGUISHER  
(SIZE IN KG)

FB

FIRE BLANKET



SMOKE DETECTOR



HEAT DETECTOR



WATER EXTINGUISHER  
(SIZE IN LITRES)



FIRE ALARM/ZONE  
INDICATOR PANEL



FIRE ALARM SOUNDER



EMERGENCY  
LIGHTING POINT



EXIT SIGN



GAS



ELECTRICAL INSTALLATION



SECOND FLOOR

THIS DRAWING must be read together with the report issued.

DIMENSIONS are not to be scaled from this drawing.

ANY DISCREPANCY between drawing details and the report are to be referred to the Fire Prevention Department.

FIRE ALARM - The required audibility levels are:- 75db in bedrooms & 65db in other areas. (B.S. 5839 Pt.1, 1988.

Detectors and call points must be sited as near as possible where shown.

ALL LIABILITY howsoever arising is disclaimed as a condition of the supply



TRUE SCALE

STATES OF JERSEY FIRE SERVICE

57 KENSINGTON PLACE  
ST HELIER

DATE: AUGUST 94

DRAWING NO.: K92

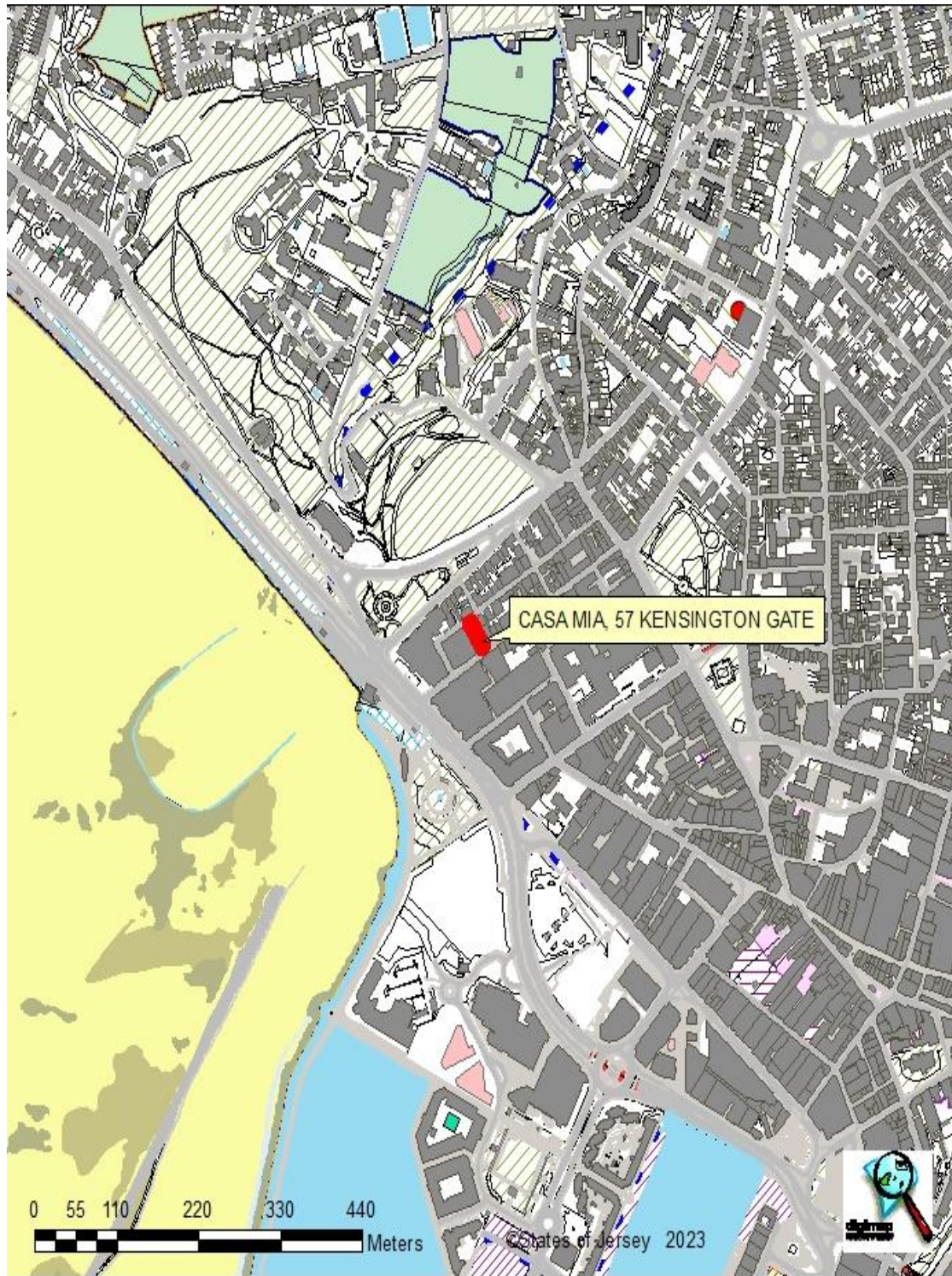
SCALE:

THIS PLAN FORMS PART OF :

CERTIFICATE NO.: K92/94/11

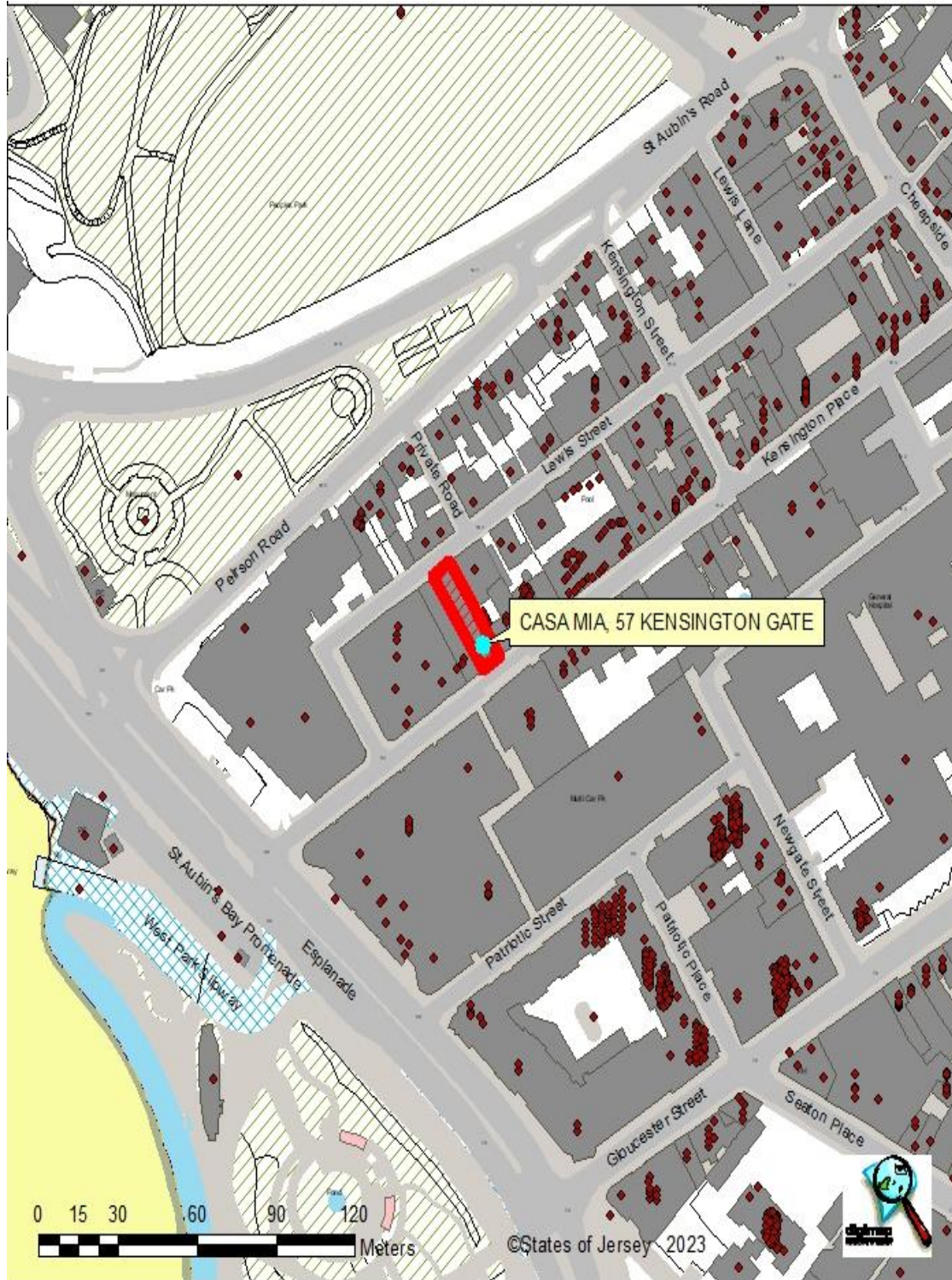
NOTICE DATED:

# CASA MIA 57 KENSINGTON PLACE



16 Gloucester Street, St. Helier, Jersey, Channel Islands, JE2 3QR  
Tel: 01534 888848 Fax: 01534 888849  
Email: [property@sarreandcompany.co.uk](mailto:property@sarreandcompany.co.uk) [www.sarreandcompany.co.uk](http://www.sarreandcompany.co.uk)

# CASA MIA 57 KENSINGTON PLACE



16 Gloucester Street, St. Helier, Jersey, Channel Islands, JE2 3QR  
Tel: 01534 888848 Fax: 01534 888849  
Email: [property@sarreandcompany.co.uk](mailto:property@sarreandcompany.co.uk) [www.sarreandcompany.co.uk](http://www.sarreandcompany.co.uk)