

SURREY HOUSE

ST AUBIN | JERSEY



RESTAURANT TO LET



LOCATION

Surrey House sits within the very heart of St Aubin, perfectly positioned at the junction of Charing Cross, La Rue du Croquet and Le Boulevard. With Morrisons immediately next door and the ever-popular Noya Shapla restaurant directly opposite, the area enjoys constant footfall and a buzzing village atmosphere.

Just a one-minute stroll away, is The Salty Dog restaurant, St Brelade's Parish Hall, Costa Coffee, The Boat House restaurant and additional diverse mix of independent food and beverage destinations. St Aubin's Village is renowned for its year-round program of vintage markets, "Genuine Jersey" showcases, expos, fairs and community events, making this a dynamic and highly desirable location.

A location plan is attached for reference.

PROPERTY DESCRIPTION

The ground and lower-ground floors of Surrey House have been beautifully and thoughtfully fitted out to an exceptional standard, creating a refined and inviting dining destination. The venue now offers an intimate and stylish setting with approximately 27 internal covers and a further 16 external al-fresco seats, perfect for soaking up the vibrant village atmosphere.

Arranged over 663 Sq.Ft. across ground and lower ground floors, the ground and lower-ground floors of Surrey House features a series of charming dining spaces, a fully equipped commercial kitchen, dedicated prep and wash areas, ample storage and customer W.C. facilities. The interiors are completed with warm ambient lighting, wooden floors, and eclectic touches such as vintage fireplaces, delivering a distinctive sense of character and charm throughout.

The current operator is renowned for their high-quality Italian cuisine and proudly hold a 5-star food hygiene rating and are recommended by the Michelin Guide.

The current business benefits from a third-category (restaurant) and sixth-category (off-licence) liquor licence, alongside a registered business licence. Staffing permissions allow for up to four Registered employees, plus an unlimited number of Entitled or Entitled-for-Work staff, offering excellent operational flexibility.



ACCOMMODATION

The ground and lower-ground floors of Surrey House have been measured in accordance with the RICS Code of Measuring Practice and provide a Gross Internal Area of approximately 663 Sq.Ft. (611.59 Sqm.).

LEASE ACQUISITION OPPORTUNITY

The ground and lower-ground floors of Surrey House are currently operated by Wildwine Limited, trading as Enoteca; a Jersey-registered company with consent to trade seven days a week. Enoteca has built a strong reputation for quality Italian cuisine, combining locally sourced ingredients with authentic Italian produce, to deliver a refined and highly regarded menu, complemented by an in-house specialist wine and gelato offering.

The property is occupied by way of an internal repairing and insuring style lease terminating March 2031, providing any onward owner the comfort of security of tenure. The current annual rent is £34,000. An extended lease term may be available, subject to negotiation with the landlord entity.

Offers are invited for the opportunity to acquire the remaining term of the existing lease by way of assignment together with all furniture, moveable's, fixtures and fittings. Further discussion is invited for the acquisition of the Enoteca brand together with supplier relationships and goodwill.



LEGAL COSTS

Each party will bear their own legal costs and any other costs incurred in the acquisition of this property, whether or not a transaction completes.

VIEWING

Strictly by appointment with the vendor's sole agent, Quérée Property Consultants Ltd by contacting either **Jonathan Quérée MRICS** or **Lucy Schooling MRICS**:

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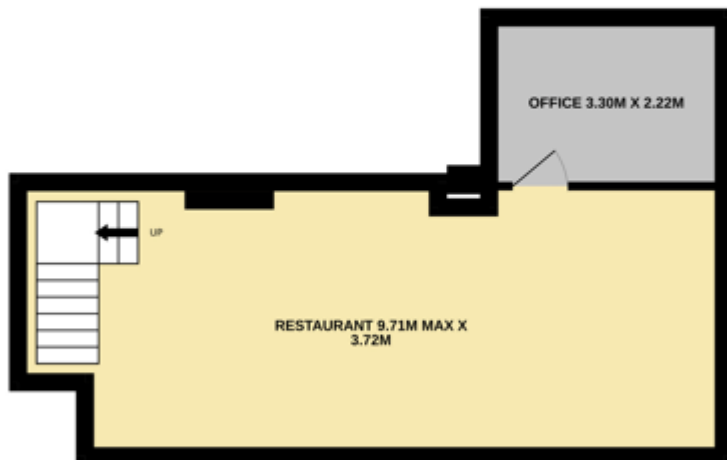
W: queree.je



GROUND FLOOR



BASEMENT



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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