



Grandes Rocques Bistro & Bar £695,000

Rue De La Saline, Castel, GY5 7XG

COMMERCIAL

Detached licenced bar and restaurant in lovely West Coast setting with first-floor sea views over Grandes Rocques towards Cobo Bay.

Set over two floors, the property offers owner-occupiers or investors an exciting opportunity to take over a prominent and popular West Coast location. To the ambitious developer, we understand this property falls within the Island Development Plan policy OC4 category (Outside Main Centres) that supports change of use from convenience retail.

Key facts



- Prominent licenced premises
- 359 metres² (3,864 foot²) over two floors
- Large balcony with west coast sea views
- Convenient location with bus links and ample public parking
- Excellent scope for further development
- Possible change of convenience retail use under IDP policy OC4

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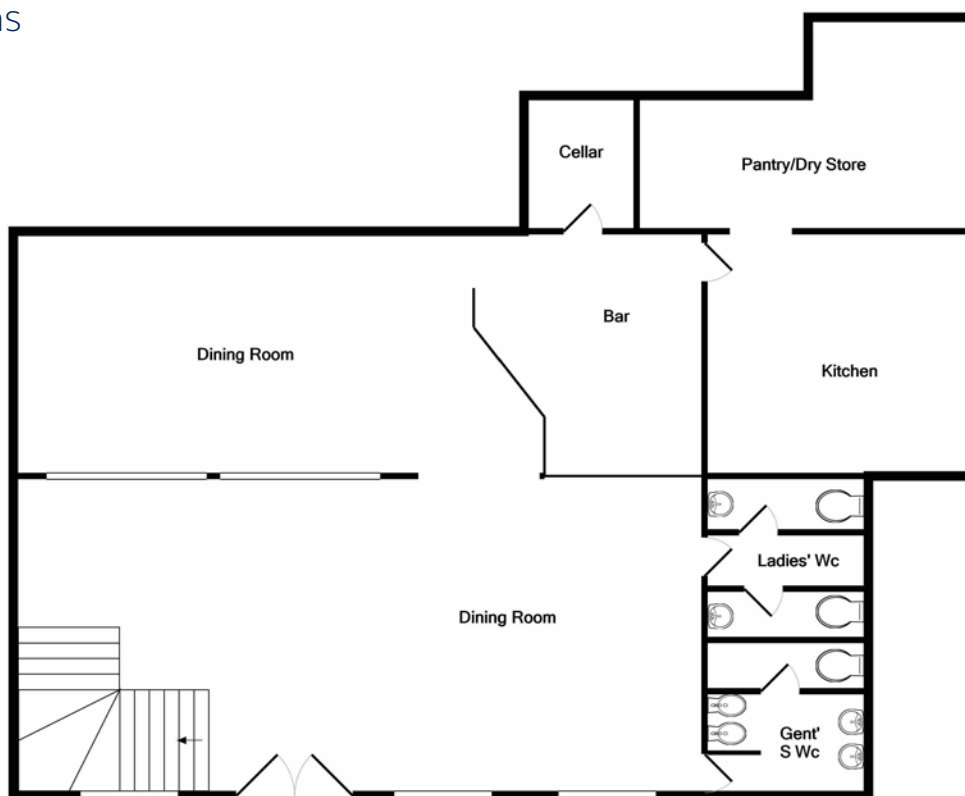
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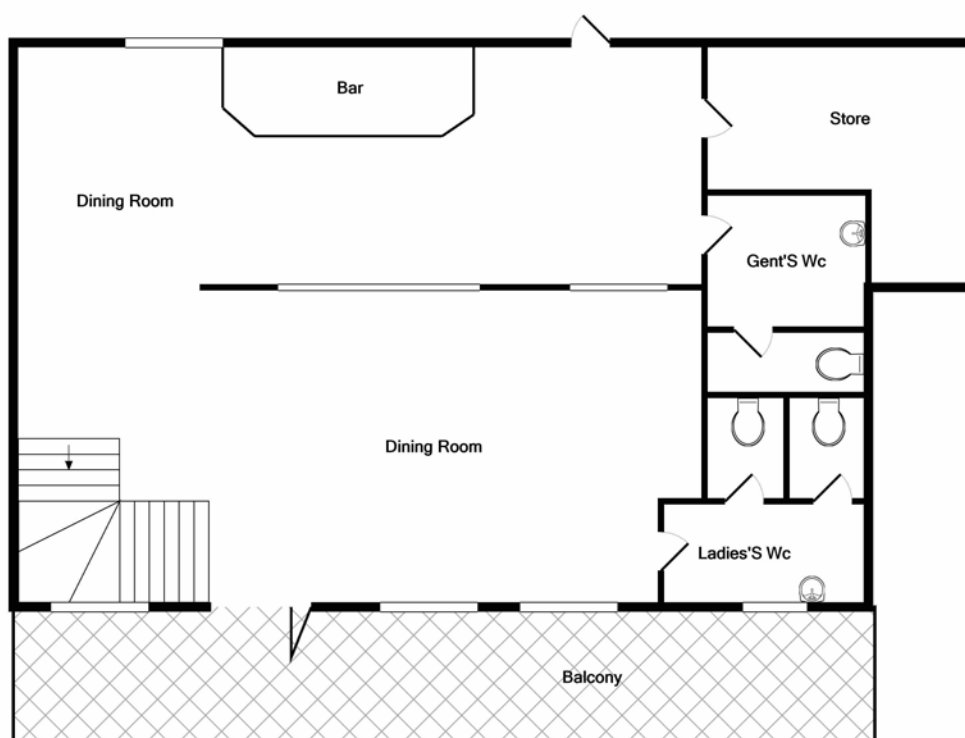




Floorplans



GROUND FLOOR



1ST FLOOR

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Entrance hall

Dining room

35'5 x 16'4 + 27' x 12'6 (10.8m x 5m + 7.2m x 3.8m)

Bar

12'6 x 12' (3.8m x 3.6m)

Kitchen

13'9 x 12'6 (4.2m x 3.8m)

Pantry/dry store

17'2 x 11' max. (5.2m x 3.3m)

Cellar

7' x 5'9 (2.1m x 1.8m)

Ladies' wc

8'9 x 8'5 overall (2.6m x 2.6m)

Gents' wc

8' x 8'5 overall (2.6m x 2.4m)

FIRST FLOOR

Dining room

35'5 x 16'6 + 35'5 x 12'6 (10.8m x 5m + 10.8m x 3.8m)

Bar

Balcony

Store

13'9 x 12'7 max. (4.2m x 3.8m)

Ladies' wc

10'4 x 8'5 overall (3.3m x 2.6m)

Gents' wc

10'4 x 8'5 overall (3m x 2.6m)

EXTERIOR

The property is approached over a public car park providing ample parking, in front of the restaurant steps down to a covered paved seating area and the main entrance door.

Price to include: The property is being sold as seen.

Services: Mains electricity and water, main drain, uPVC double glazing.

Finding the property: Driving from Cobo with the Sea on your left hand side towards Grandes Rocques, the property is on the right hand side and approached over a public car park.

What3words: flinch.registry.gift

Perry's ref: 8 B2

TRP: 395



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CONTACT OUR LOCAL MARKET TEAM



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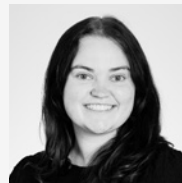
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