



**Rozel Bay Tea Room La Breceq du Nord, Trinity, Jersey, JE3 5BN**  
**£695,000**



## La Brecq du Nord, Trinity, JE3 5BN

Available on the market for the first time in many years, Rozel Bay tearooms is an unusual mixed use building of enormous character. This landmark property is highly visible to passing motorists and pedestrians. With rooms on several levels, the ground floor dining room has a commercial kitchen leading to a further preparation area / coffee / cake counter on the half landing. Further stairs lead to toilets and out onto the very large terrace. The residential accommodation comprises 3 double bedrooms and bathroom. There is a large single garage accessed from the rear of the property. The premises currently holds a 3rd Category Restaurant license, and could provide an excellent opportunity to continue a similar business in this well established trading location. Alternatively, the property could be converted to a family home, subject to planning permission.

### VIEWING

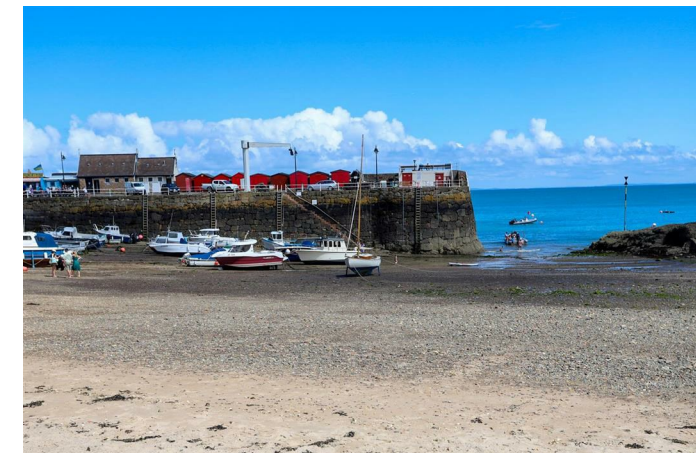
Please call Slomans, Sole Agents on 87 97 87. Please note that all areas and measurements given in these particulars are approximate and rounded. The text, photographs and floor plans are for general guidance only. Viewing through Sole Agent.

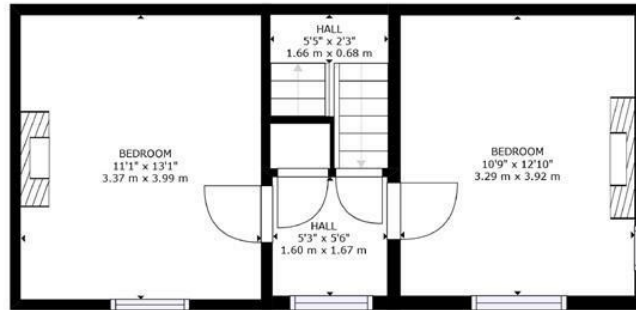
### ANTI MONEY LAUNDERING REGULATION

Once an offer is accepted and negotiations for the purchase of a property are entered into, the prospective purchasers will be asked to produce photographic identification (passport or driving licence) and proof of residency documentation eg, a current utility bill together with confirmation of source of funds. This is in order for us to comply with the current Money Laundering Legislation

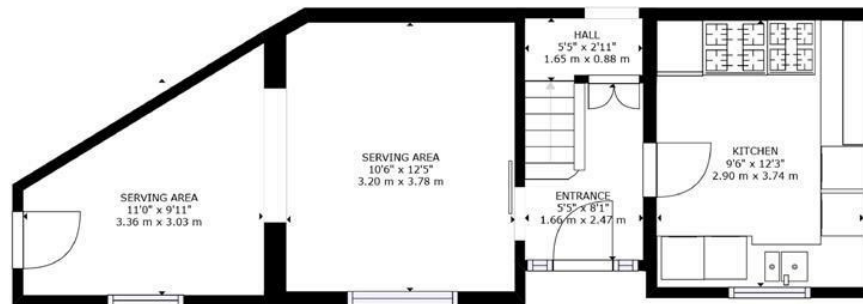
### WHAT3WORDS

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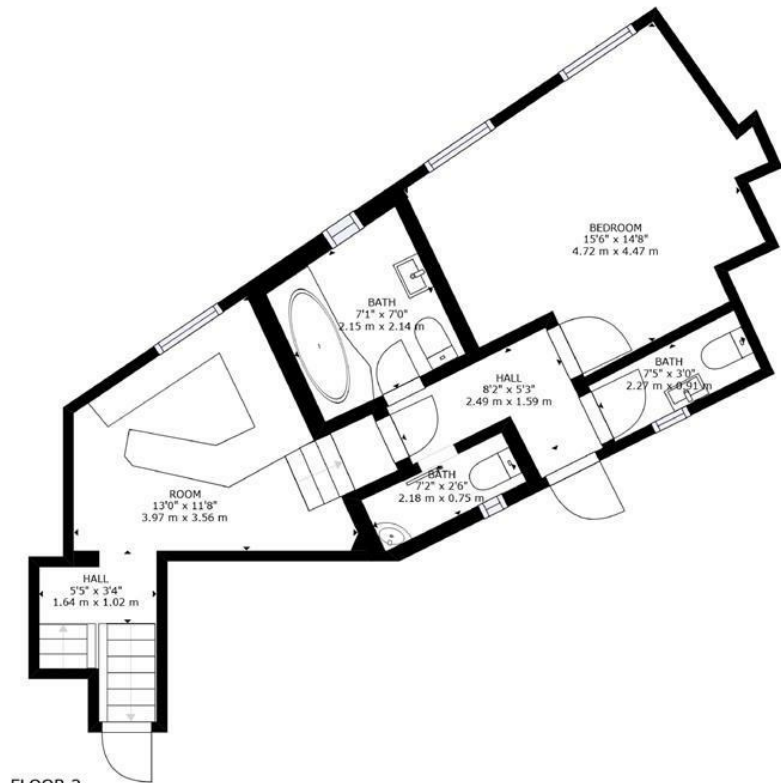




FLOOR 3



FLOOR 1



FLOOR 2

GROSS INTERNAL AREA  
FLOOR 1: 424 sq. ft, 39 m<sup>2</sup>, FLOOR 2: 466 sq. ft, 43 m<sup>2</sup>  
FLOOR 3: 367 sq. ft, 34 m<sup>2</sup>  
TOTAL: 1257 sq. ft, 117 m<sup>2</sup>

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



