



1, Queen Street, St. Helier

Price On Application £9,167 pcm

**BROADLANDS**  
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**RICS**

# 1, Queen Street

St. Helier, Jersey

- Basement, ground and first floor retail space
- Stock lift serving all floors
- High levels of footfall
- Unique opportunity
- Price on Application
- Excellent window frontage on 3 elevations
- Exceptional retail premises to let in a prominent location
- Please contact Nick on 07797751558 or [nick@broadlandsjersey.com](mailto:nick@broadlandsjersey.com)





## 1, Queen Street

St. Helier, Jersey

The property is situated in an exceptionally prominent location at the junction of Queen Street, King Street and Halkett Place. Nearby occupiers include Goldsmiths, Hettich, New Look, HSBC, Flannels, Pandora, Sephora, Wild Atlantique and Swarovsky. Public parking is located a short walk away within Snow Hill car park.

1 Queen Street is a 5 storey corner property of assumed block construction with a glazed facade to the ground floor and brick facade to the upper floors under a flat roof.

The property provides retail space over the basement, ground and first floors. There are offices and stores on the 2nd floor, a 2-bedroom flat on the 3rd floor and a large roof terrace above.

Internally the retail areas are finished to a very high specification and benefit from excellent window frontage on 3 elevations. There is an internal stairwell connecting the basement, ground and first floor along with a separate stairwell (accessed from the north east corner of the property) providing access to all upper floors. There is also a stock lift linking the basement, ground, first and second floors.



**Basement**

Retail Premises - 970 sq.ft

**Ground Floor**

Retail Space - 1,000 sq.ft Exceptional window space

**First Floor**

Retail Space - 904 sq.ft

**Terms & Price**

Letting terms and pricing are available on application.

**Availability**

The premises are available immediately.

**Legal Costs**

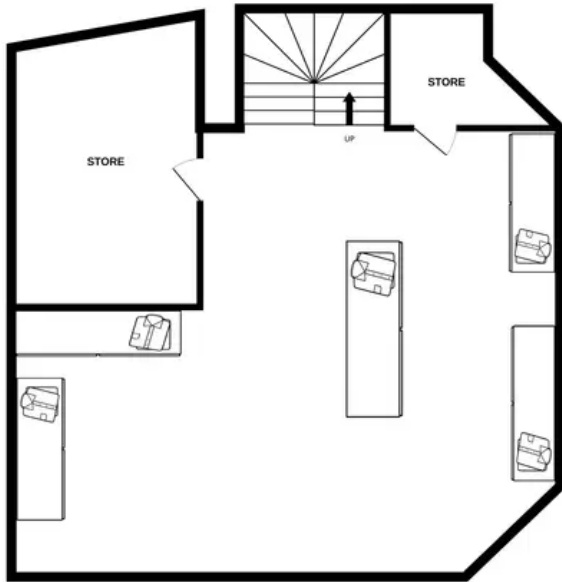
Each party to bear their own legal costs and any other cost incurred in the letting of this property.

**Disclaimer**

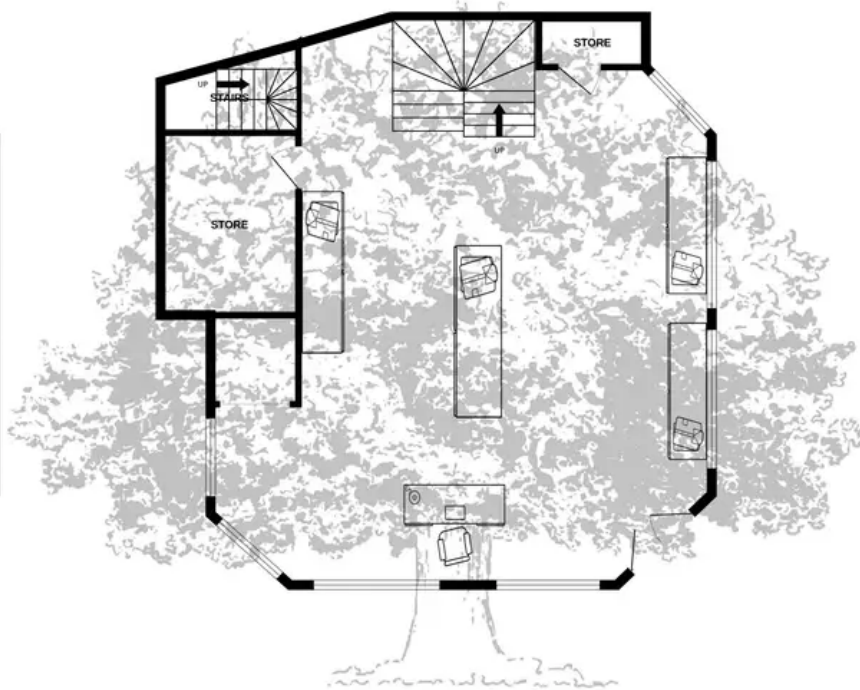
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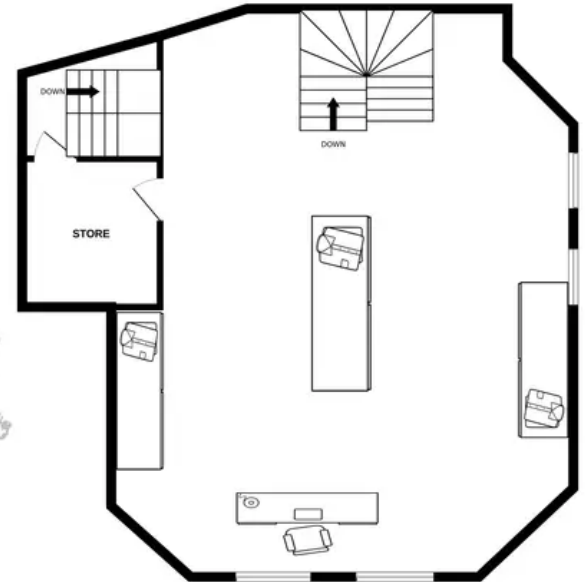
BASEMENT



GROUND FLOOR



FIRST FLOOR



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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A large, stylized, gold-colored letter 'B' is centered within a light gray square. The 'B' has a classic, slightly serifed font style.

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