



19 Queen Street, St. Helier

£181,403 pa

**BROADLANDS**  
COMMERCIAL



# 19 Queen Street

St. Helier, Jersey

- Ground floor retail premises with offices above
- Busy prime retail location
- Good quality office space with dedicated entrance
- Available as a whole or on a suite by suite basis
- High levels of passing footfall
- Also available to purchase
- Viewing - [nick@broadlandsjersey.com](mailto:nick@broadlandsjersey.com)



## Location

The property occupies a prominent corner position at the junction of Queen Street and Halkett Street in the Parish of St Helier. More specifically the property is located to the centre of Queen Street on its northern side opposite Boots the Chemist on one elevation, and Molton Brown on the corresponding elevation, and is highly visible from both Queen Street and Halkett Street respectively. Other occupiers in this part of Queen Street include Vision Express, Jersey Telecom, Toni and Guy, Costa Coffee, Hotel Chocolat and Waterstones. There are public car parking facilities within a short walking distance within Minden Place, Snow Hill and Green Street car parks.

## Description

The building is called Caversham House and fronts onto Queen Street with a return frontage to Halkett Street and is a regular shaped, attached 3 period style storey building with accommodation arranged over 4 floors. It provides retail accommodation on the ground floor with office space located on the first, second and third floors respectively. There is also a basement store which is accessed from within the retail unit. The offices are accessed from their own dedicated entrance to the rear. The premises are in need of refurbishment.

## Accommodation

The property has been measured in accordance with the RICS code of measuring practice and provides the following net internal areas. Caversham House Basement Storage 425 sqft 40 sqm Ground floor Retail 1,334sqft 124 sqm First floor Office 756 sqft 70 sqm Second floor Office 747 sqft 69.4 sqm Third floor Office 751 sqft 69.7 sqm

## Availability

The premises are available immediately.

## Rental

The units are available at the quoting rentals below. All rentals quoted are exclusive of all other outgoings and exclusive of GST if applicable. 19 Queen Street Ground & Basement floors - £81,000pa First Floor - £16 psf. Second Floor - £16 psf. Third Floor - £16 psf.

## Lease terms

The units are offered by means of an internal repairing lease(s) on flexible terms.



## **Disclaimer**

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