



**4-6 Halkett Street - To let, Halkett Street, St. Helier**

**Total £73,455 pa**

**BROADLANDS**  
COMMERCIAL



## 4-6 Halkett Street - To let, Halkett 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. 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 Orviss House and is located on the western side of Halkett Street. The property comprises a fully self-contained, mid terraced, 3 storey building providing retail space on the ground floor two floors of self-contained offices above. The retail unit is accessed from Halkett Place and the offices are accessed from their own dedicated entrance to the rear. The retail and office premises in this building are in a good condition and could be occupied immediately.



### Accommodation

The property has been measured in accordance with the RICS code of measuring practice and provides the following net internal areas. Orviss House Ground floor Retail 1,093 sqft 101 sqm First floor Office 1,220 sqft 113 sqm Second floor Office 980 sqft 91 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. 6 Halkett Street Ground Floor - £38,500pa First Floor - £16 psf. Second Floor - £16 psf.

### Lease terms

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

### Asking Price - Sale

Information can be provided on request.

### Legal costs

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

### Viewings

Strictly by appointment with the Lessor's joint-sole agent. Nick Trower MRICS Director - Commercial T. +44 (0)1534 880770 M. +44 (0)7797751558 nick@broadlandsjersey.com

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