

# First Floor, Highland House, 29 – 35 Halkett Street, St. Helier, Jersey



PRIME  
LOCATION

First Floor  
5,166 sq.ft

RETAIL  
FOR  
SALE/TO  
LET



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REAL ESTATE

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## LOCATION

Highland House is situated in a prominent position at the northern end of Halkett Street near to the junction of Halkett Street and Beresford Street.

Halkett Street is a busy pedestrian street which links to the prime retailing areas of Queen Street and King Street to the south. The property is in very close proximity to the central market and fish market, and it is close to the multi storey car park at Minden Place.

## DESCRIPTION

Highland House was constructed in 1997/1998 and is located over three storeys. It is of steel framed construction under a part pitched, part flat roof with cement rendered and painted facades.

The first floor is available and benefits from a large open plan floor plate and the former tenant's Category B fit out, which includes;

- Suspended ceilings with integral low energy, recessed lighting
- Changing rooms
- Staff facilities
- Male and Female WC's
- Stair and lift access to the rear of the building.

The premises also benefit from a goods access to the rear of the Property.

## ACCOMMODATION

First Floor sales:	4,955 sq.ft	460.33 sq.m
First Floor staff:	211 sq.ft	19.60 sq.m
Total:	5,166 sq.ft	479.93 sq.m

## AVAILABILITY

The premises are available to let immediately.

## USE

The premises are currently designated as Use Class A – Shop.

Under the current Planning and Building (General Development) (Jersey) Order 2011, there is permitted development rights to change the use of the premises from Class A – Shop to Class K – Medical and Welfare.

## LEASE TERMS

The property is available to let on a 9-year full repairing and insuring lease.

## RENTAL

The premises are available at a total rent of £43,232 per annum (£8 psf).

All rentals quoted are exclusive of all other outgoings and exclusive of GST if applicable.

## FREEHOLD

Offers in the region of £750,000 (Seven Hundred and Fifty Thousand Pounds Sterling) exclusive of GST (if applicable).

## LEGAL COSTS

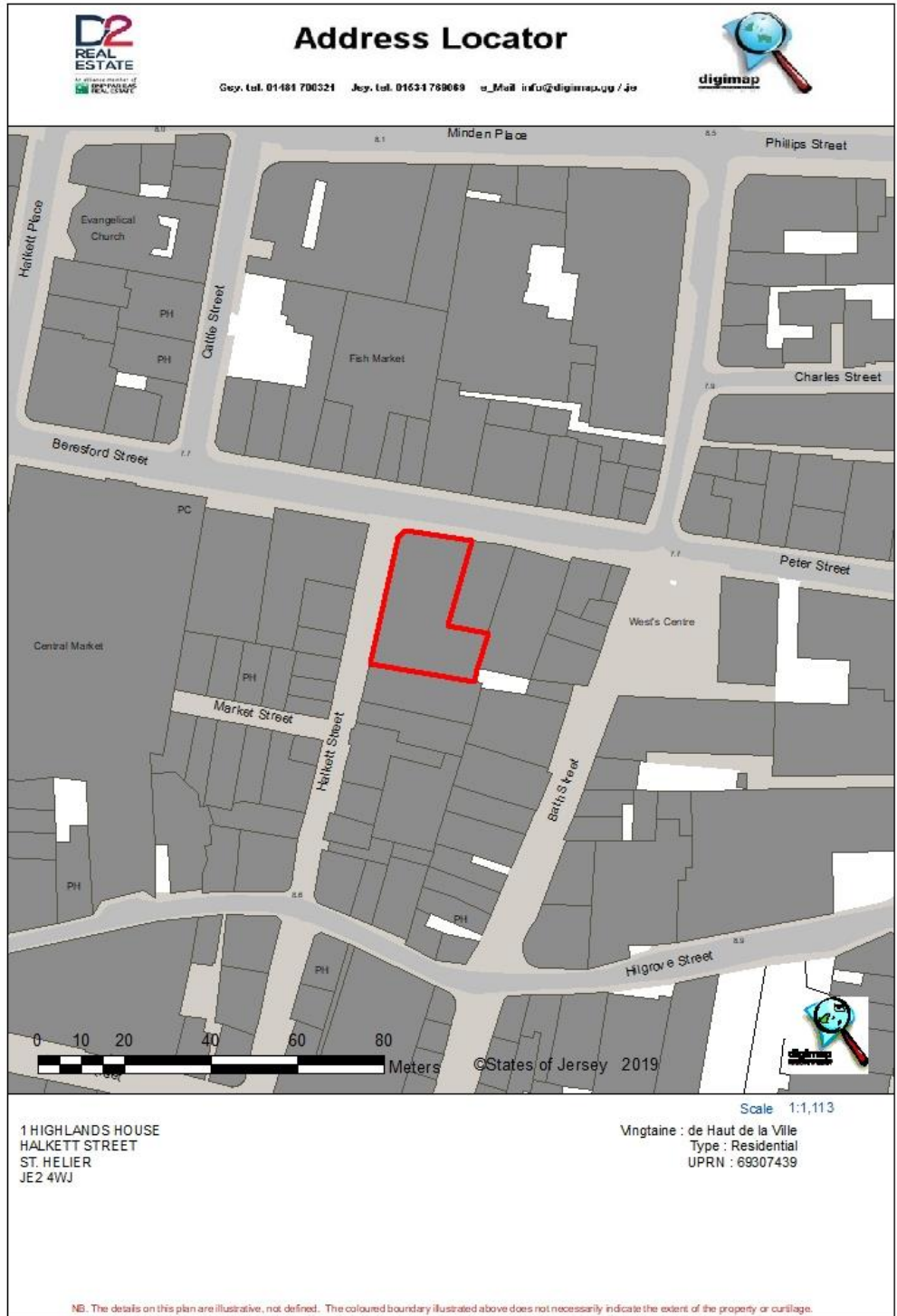
Each party to bear their own legal costs and any other cost incurred in the letting of this property.

**FLOOR PLAN**



D2 Real Estate Limited for themselves and for the vendor(s) or lessor(s) of this property whose agents they are, give notice that: 1. These particulars do not constitute, nor constitute any part of, an offer or contract. 2. None of the statements contained in these particulars as to the property are to be relied on as statements or representations of fact. 3. Any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 4. The vendor(s) or lessor(s) do not make or give and neither D2 Real Estate Limited nor any person in their employment has any authority to make or give, any representation or warranty whatever in relation to this property. Unless otherwise stated all prices and rents are quote exclusive of GST. These details are believed to be correct at the time of compilation but may be subject to subsequent amendment.

**LOCATION MAP**



**VIEWING**

Strictly by appointment with the Lessor's sole agent;

**D2 REAL ESTATE**  
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