

# Unit 2, Highland House, 29 – 31 Halkett Street, St. Helier, Jersey



PRIME  
LOCATION

Ground  
Floor  
2,287 sq.ft

RETAIL  
TO LET

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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

Unit 2, 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 ground and first floors are available and benefit from large open plan floor plates. The landlord is in the process of "white boxing" the premises to provide the following:

- Solid concrete floors
- New A/C system
- Suspended ceilings with integral low energy, recessed lighting
- WC facilities
- Lift access to the upper floors.

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

## ACCOMMODATION

Ground Floor sales:	2,501 sq.ft	232.30 sq.m
First Floor sales:	2,339 sq.ft	217.30 sq.m
First Floor staff:	103 sq.ft	9.60 sq.m
Total:	4,943 sq.ft	459.20 sq.m

## AVAILABILITY

The premises are available to let as a whole upon completion of the landlord's refurbishment works which are expected to be completed in Q2 2020.

## 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 £110,000 per annum (£55 psf ITZA)

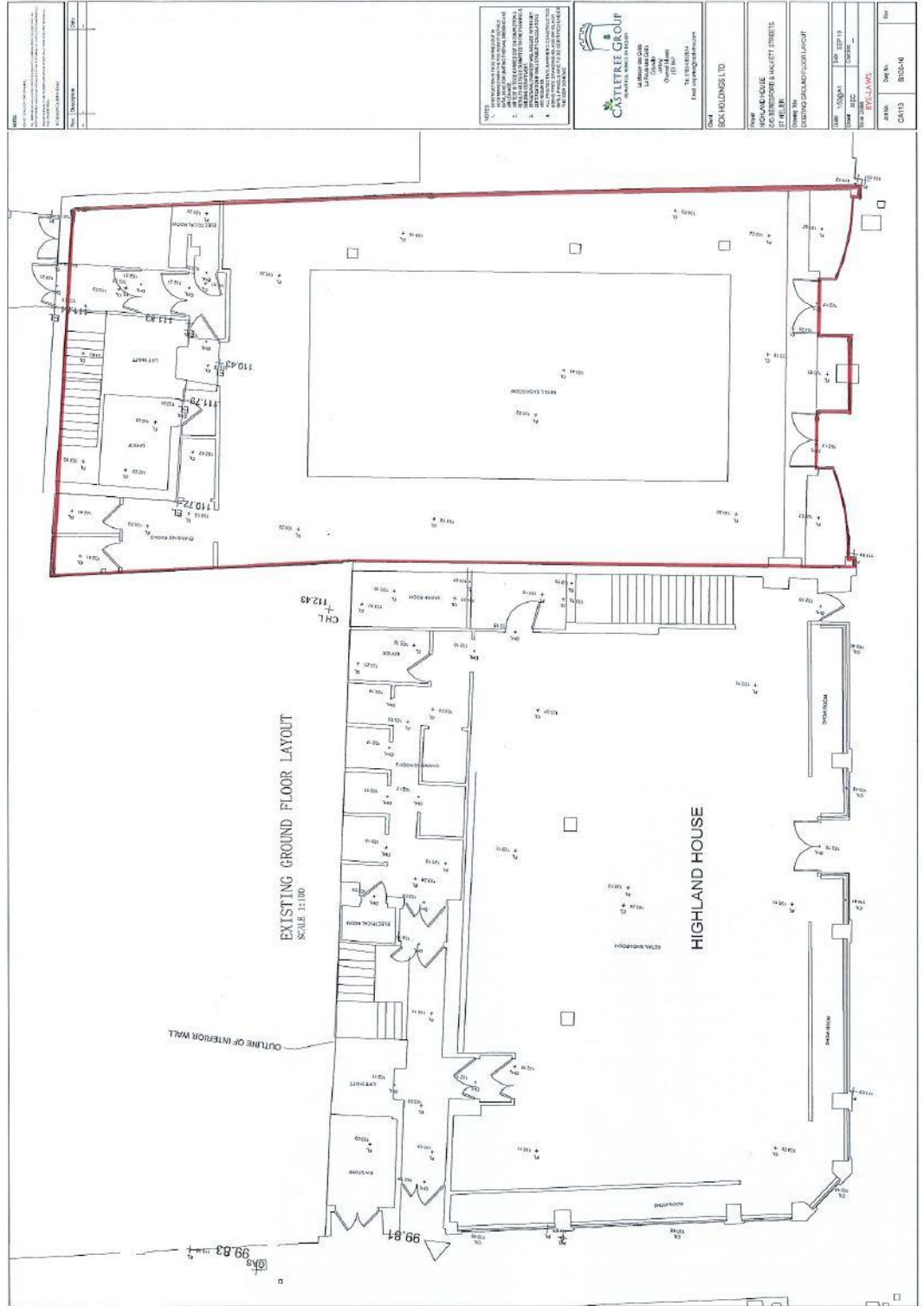
All rentals quoted are exclusive of all other outgoings and exclusive of GST if applicable.

## LEGAL COSTS

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

**FLOOR PLANS**

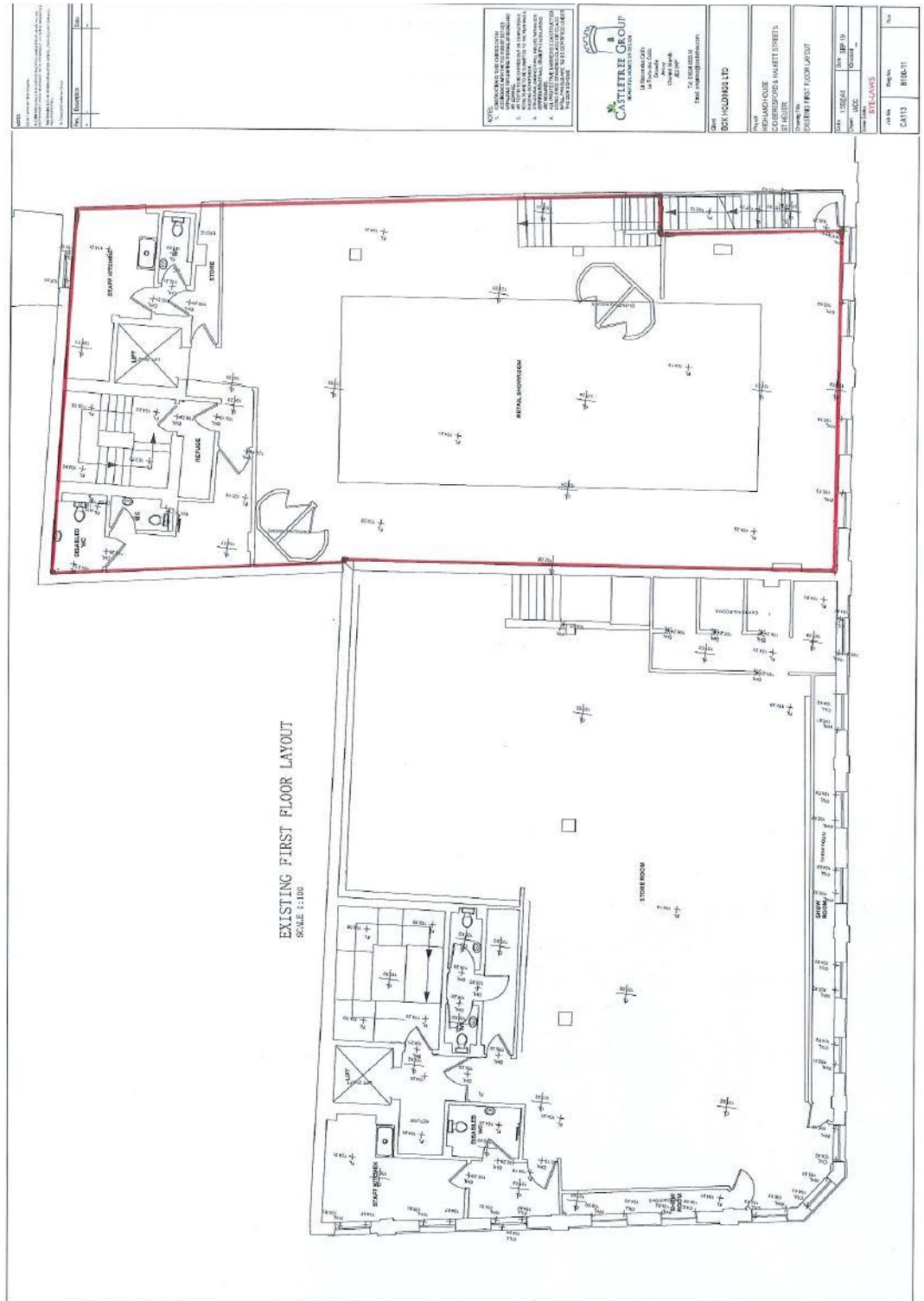
**Ground Floor:**



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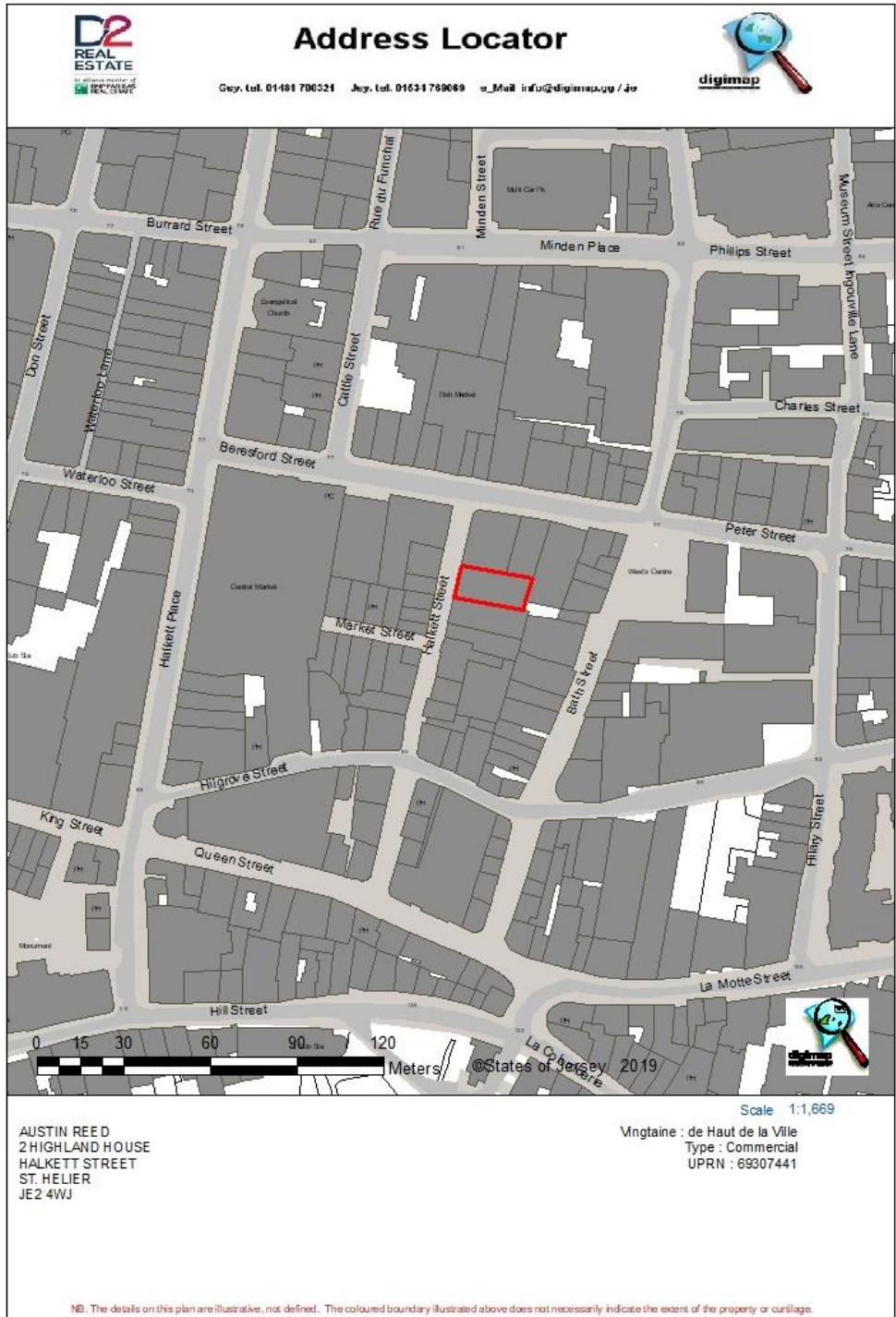


**First Floor:**



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**LOCATION MAP**



**VIEWING**

Strictly by appointment with the Lessor's sole agent;

**D2 REAL ESTATE**  
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