

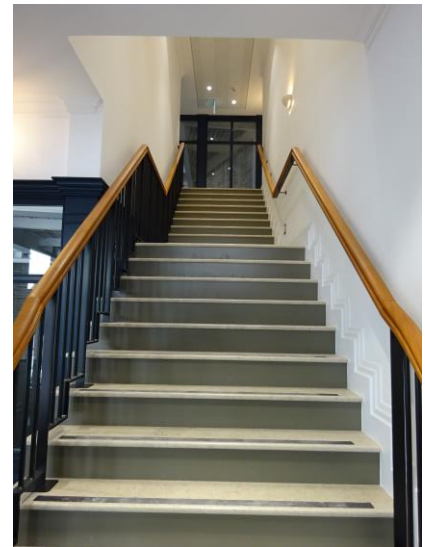
1st Floor, Walker House, 8 – 12 Halkett Street, St. Helier, Jersey



PRIME
LOCATION

1st Floor
2,757 sq.ft

RETAIL
TO LET



T +44 (0) 1534 629001
E info@d2re.co.uk
W www.d2re.co.uk

Office Address

Ground Floor, Dialogue House,
2-6 Anley Street, St Helier, Jersey, JE2 3QE
Company number: 80923

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REAL ESTATE

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LOCATION

Walker House is situated in a prominent position to the centre of Halkett Street making the junction of Halkett Street and Hilgrove 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

Walker House was constructed in 2016/2017 and is located over three storeys. It is of steel framed construction under a flat roof with cement rendered and painted facades.

The first floor is serviced by its own dedicated entrance from Halkett Street and benefits from a large open plan floor plate. The premises provide the following:

- Solid concrete floors
- New A/C system
- Bare ceilings with integral low energy lighting.

The premises also benefit from good natural light provision.

ACCOMMODATION

First Floor: 2,757 sq.ft 256.13 sq.m

AVAILABILITY

The premises are available 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.

Consideration will be given to alternative uses subject to the usual planning consents/requirements.

LEASE TERMS

The property is available to sub-let on an all-inclusive sub-lease for a term of 9 years although consideration will be given to shorter terms or the inclusion of break options.

RENTAL

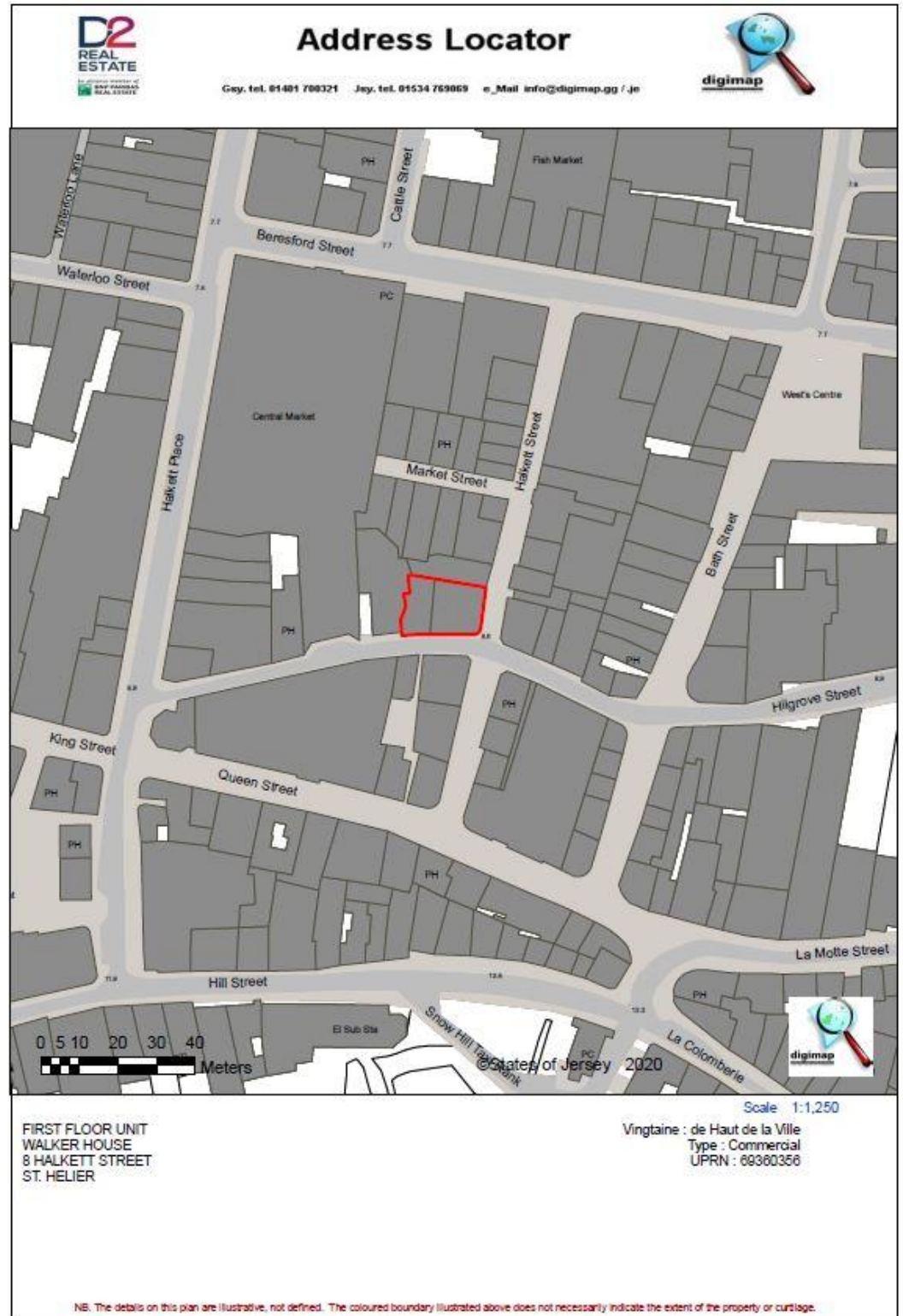
The premises are available at an all-inclusive rent of £60,000 per annum (£21.76 psf).

All rentals quoted are exclusive of GST if applicable.

LEGAL COSTS

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

LOCATION MAP



VIEWING

Strictly by appointment with the Sub-Lessor's sole agent;

D2 REAL ESTATE
Ground Floor, Dialogue House 2 – 6 Anley Street
St. Helier Jersey, JE2 3QE

CONTACT
Evan Whitson MRICS

TELEPHONE
01534 629001

EMAIL
evan.whitson@d2re.co.uk