

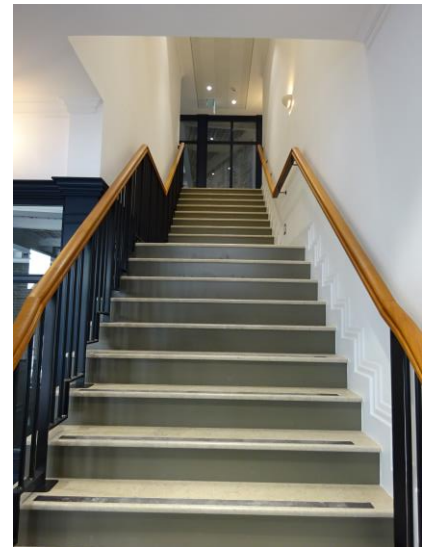
# 1<sup>st</sup> Floor, Walker House, 8 – 12 Halkett Street, St. Helier, Jersey



**PRIME  
LOCATION**

**1<sup>st</sup> Floor  
2,757 sq.ft**

**RETAIL  
TO LET**



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**Office Address**

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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

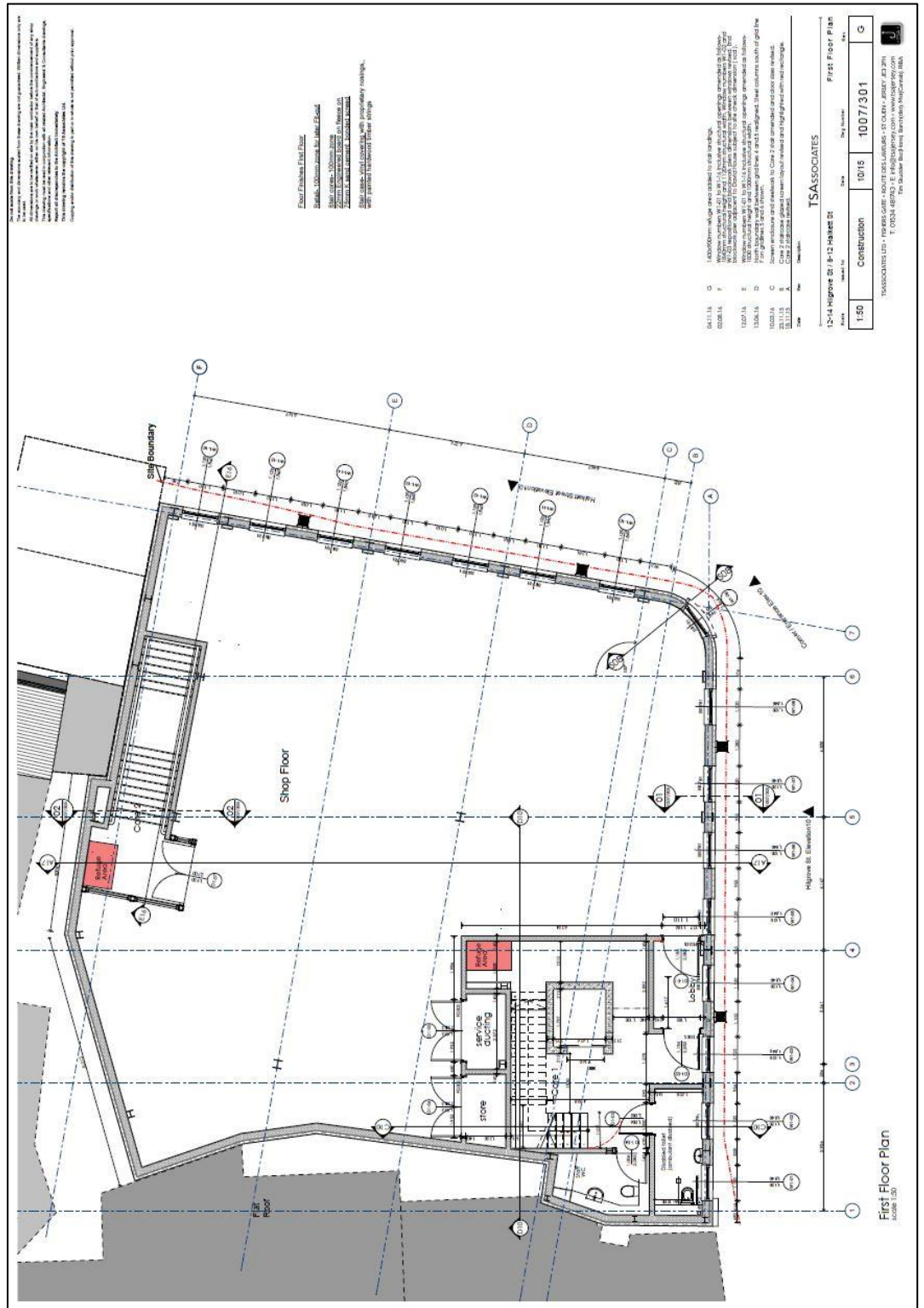
The premises are available at an all-inclusive rent of £60,000 per annum (£21.76 psf).

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.

**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**



Geog. tel. 01481 700321    Jey. tel. 01534 769069    e\_Mail info@digimap.gg / je

### Address Locator





FIRST FLOOR UNIT  
WALKER HOUSE  
8 HALKETT STREET  
ST. HELIER

Scale 1:1,250  
Vingtaine : de Haut de la Ville  
Type : Commercial  
UPRN : 09360356

NB: The details on this plan are illustrative, not defined. The coloured boundary illustrated above does not necessarily indicate the extent of the property or curtilage.

**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

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