

# COMMERCIAL PROPERTY INVESTMENT OPPORTUNITY



**Sarre & Company**  
CHARTERED SURVEYORS

## PRIME RETAIL INVESTMENT OR OWNER OCCUPATION OPPORTUNITY 19 QUEEN STREET AND 4-6 HALKETT STREET



### FOR SALE WITH VACANT POSSESSION



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# 4-6 HALKETT STREET & 19 QUEEN STREET ST HELIER

## LOCATION

The buildings are positioned fronting Queen Street with a return frontage along Halkett Street and these properties benefit from high levels of footfall and visibility. We attach a location plan for references purposes.

## DESCRIPTION

Caversham House provides quality retail premises fronting Queen Street with extensive return frontage along Halkett Street and also boasts a well sized basement store. The first, second and third floors provide office space. The offices have the benefit of private access which is located at the rear of the property. These units are all in need of refurbishment.

Orviss House is positioned to the North of Caversham House. The property is over three floors. The ground floor operates as a retail unit offering interesting split levels of retail space and the first and second floors offering office space. This mid-terraced property is in good condition for immediate use, subject to minor works and redecoration.

## ACCOMMODATION

### Caverham House

Ground Floor Retail	1,334 sq.ft. ( 40 sq.m.)
Basement Storage	425 sq.ft. (124 sq.m.)
First Floor Office	756 sq.ft. ( 70 sq.m.)
Second Floor Office	747 sq.ft. ( 69.4 sq.m.)
Third Floor Office	<u>751</u> sq.ft. ( <u>69.7</u> sq.m.)
Total	4,013 sq.ft. (373.1 sq.m.)

### Orviss House

Ground Floor Retail	1,093 sq.ft. (101 sq.m.)
First Floor Office	1,220 sq.ft. (113 sq.m.)
Second Floor Office	<u>980</u> sq.ft. ( 91 sq.m.)
Total	3,293 sq.ft. (305.9 sq.m)

We attach floors plans for reference purposes.

# 4-6 HALKETT STREET & 19 QUEEN STREET ST HELIER

## TENURE

The premises are offered for sale with vacant possession.

## CONVERSION OPPORTUNITY

Whilst the upper floors are currently used as offices we attach plans showing how these areas could be converted into residential apartments, subject to planning.

## ASKING PRICE

£2.25m

## LEGAL COSTS

Each Party to bear their own legal costs.

## VIEWING

By contacting the vendor's agent:

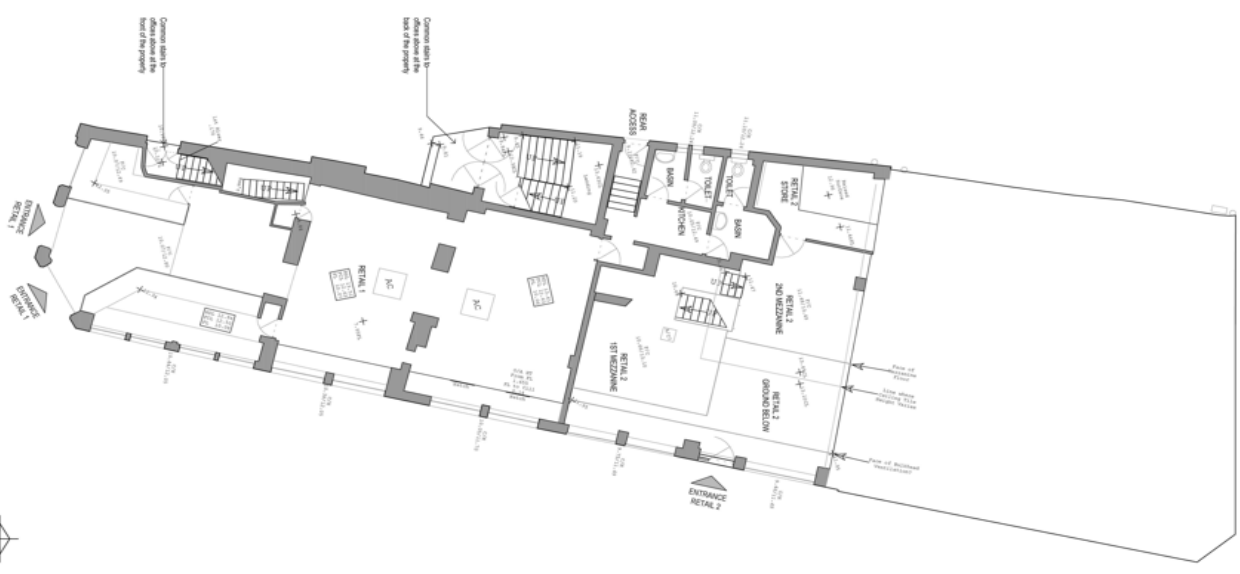
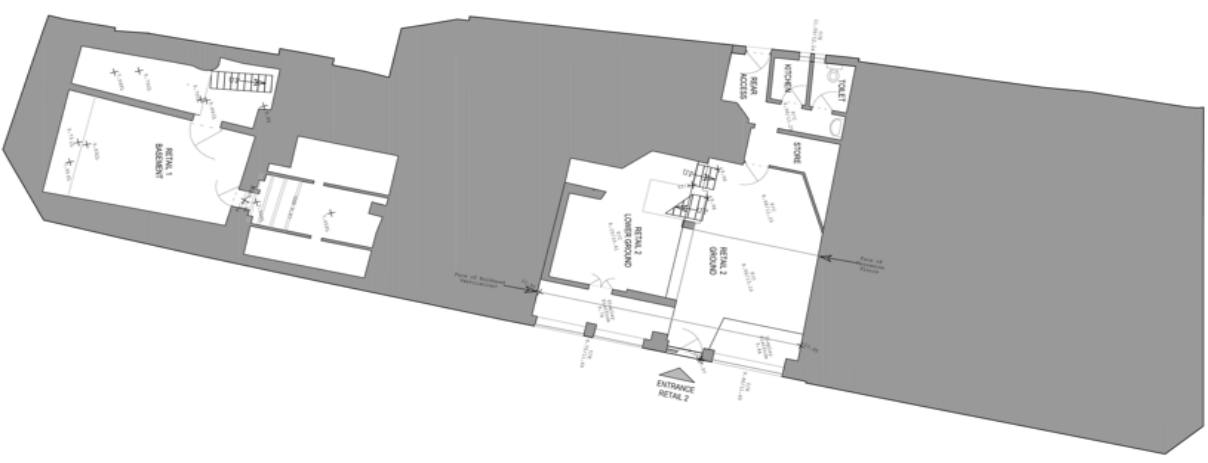
**Alistair M Sarre BSc MRICS, Simon Gale LLB Hons AssocRICS,  
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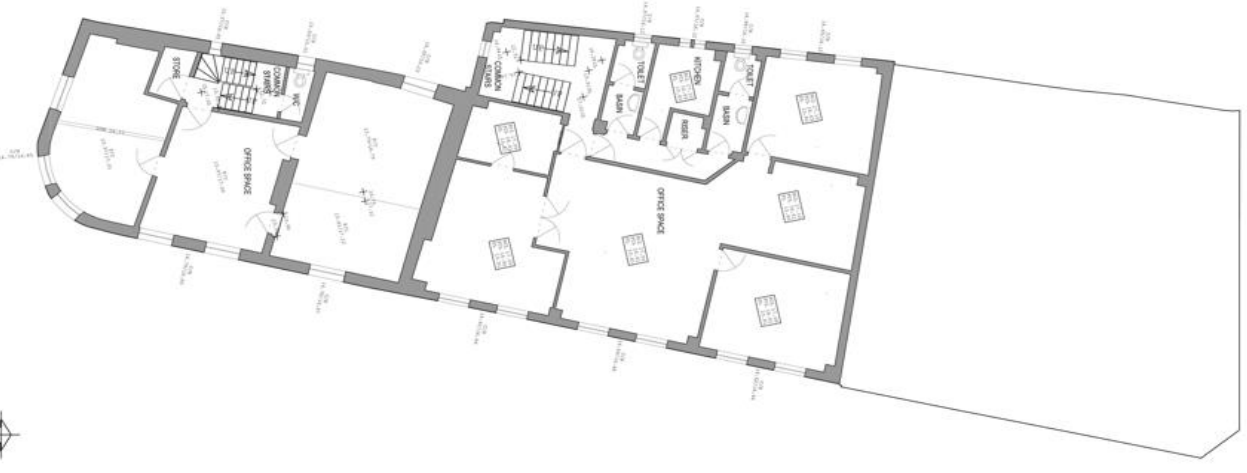
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WHILST WE BELIEVE THESE PARTICULARS TO BE CORRECT NO RESPONSIBILITY CAN BE ACCEPTED FOR ANY INACCURACY



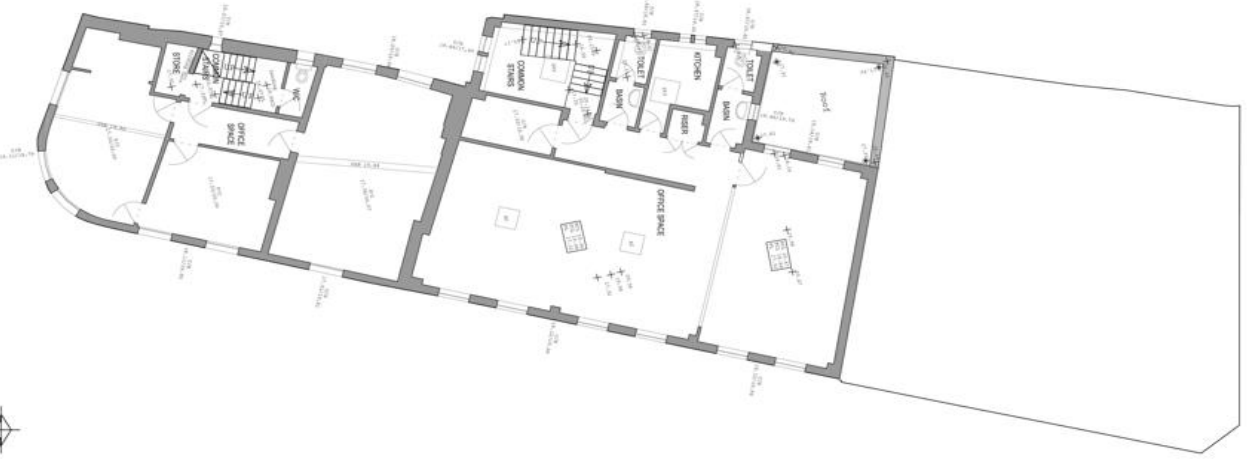
EXISTING FIRST FLOOR PLAN

GIA = 226sqm [2,433sqft]



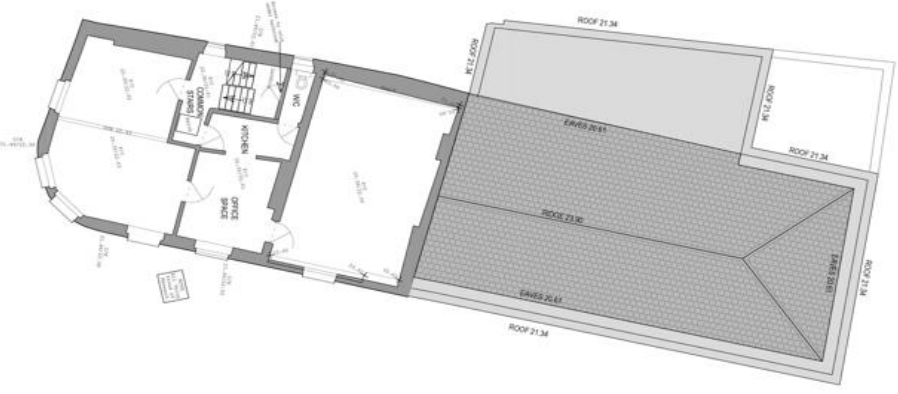
EXISTING SECOND FLOOR PLAN

GIA = 228sqm [2,454sqft]



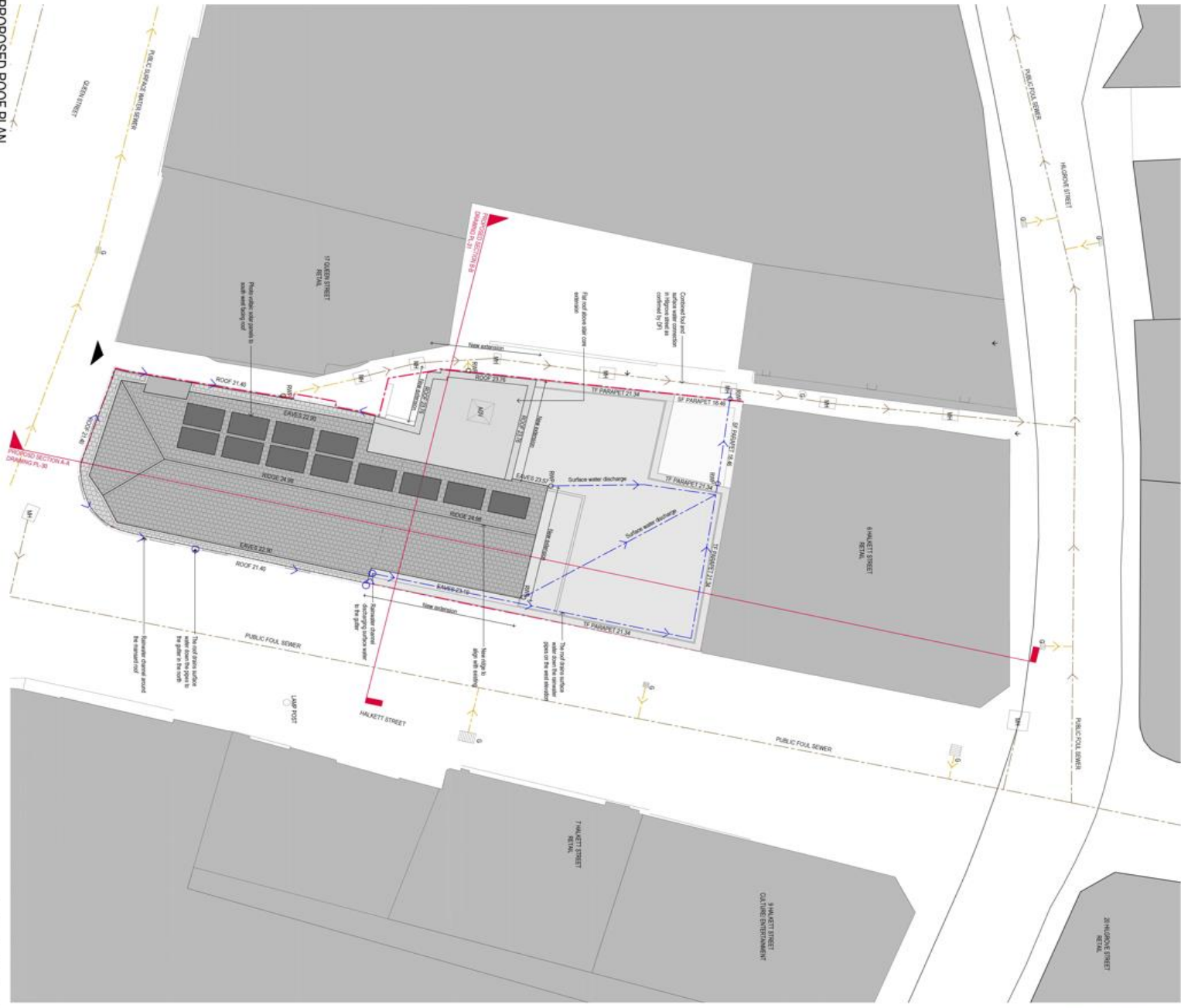
EXISTING THIRD FLOOR PLAN

GIA = 81sqm [872sqft]





ALL NEW BUILDINGS  
 SHALL BE CONSTRUCTED TO  
 ACCORDANCE WITH THE  
 BUILDING REGULATIONS  
 OF THE CITY OF AUCKLAND  
 AND THE BUILDING ACT  
 2004.



Color	Description
Light Blue	Roof Level 1
Light Pink	Roof Level 2
Light Purple	Roof Level 3
Light Green	Roof Level 4
Light Yellow	Roof Level 5