



RETAIL TO LET

WALKER HOUSE

8-12 Halkett Street, St Helier, Jersey, JE2 4WJ

RETAIL ACCOMMODATION TO LET IN CENTRAL ST
HELIER.

2,757 SQ FT

Summary

Available Size	2,757 sq ft
Rent	£50,000 per annum
Rates Payable	£1.35 per sq ft
Service Charge	Upon Enquiry
Total	£1.35 per sq ft
EPC Rating	Not applicable

Key Features

- First floor retail space immediately available
- Alternative uses will be considered
- Available by way of a sub-lease of the existing head lease

Description

Walker House was constructed in 2016/2017 and is located over three stories. 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 is arranged in a large open plan floor plate. The premises provide solid concrete floors, an A/C system, exposed ceilings with integral low energy lighting, and WC facilities. The has lift access and benefits from good natural light provision.

Location

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

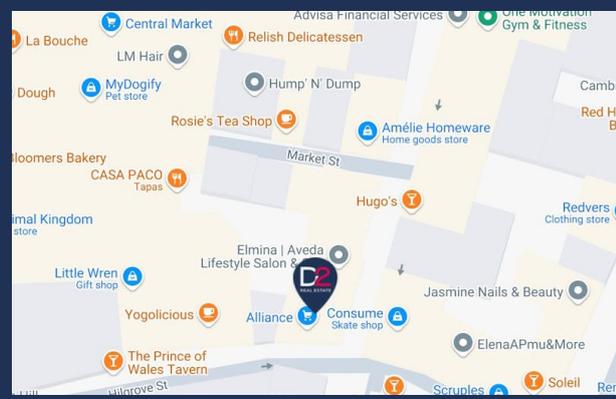
Halkett Street is a busy pedestrian street that links to the prime retailing areas of Queen Street and King Street to the south. The property is in close proximity to the Central Market and Fish market, and a short walking distance from the multi storey car park at Minden Place.

Accommodation

Name	sq ft	sq m	Availability
1st - Retail	2,757	256.13	Available
Total	2,757	256.13	

Legal Fees

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



Viewing & Further Information

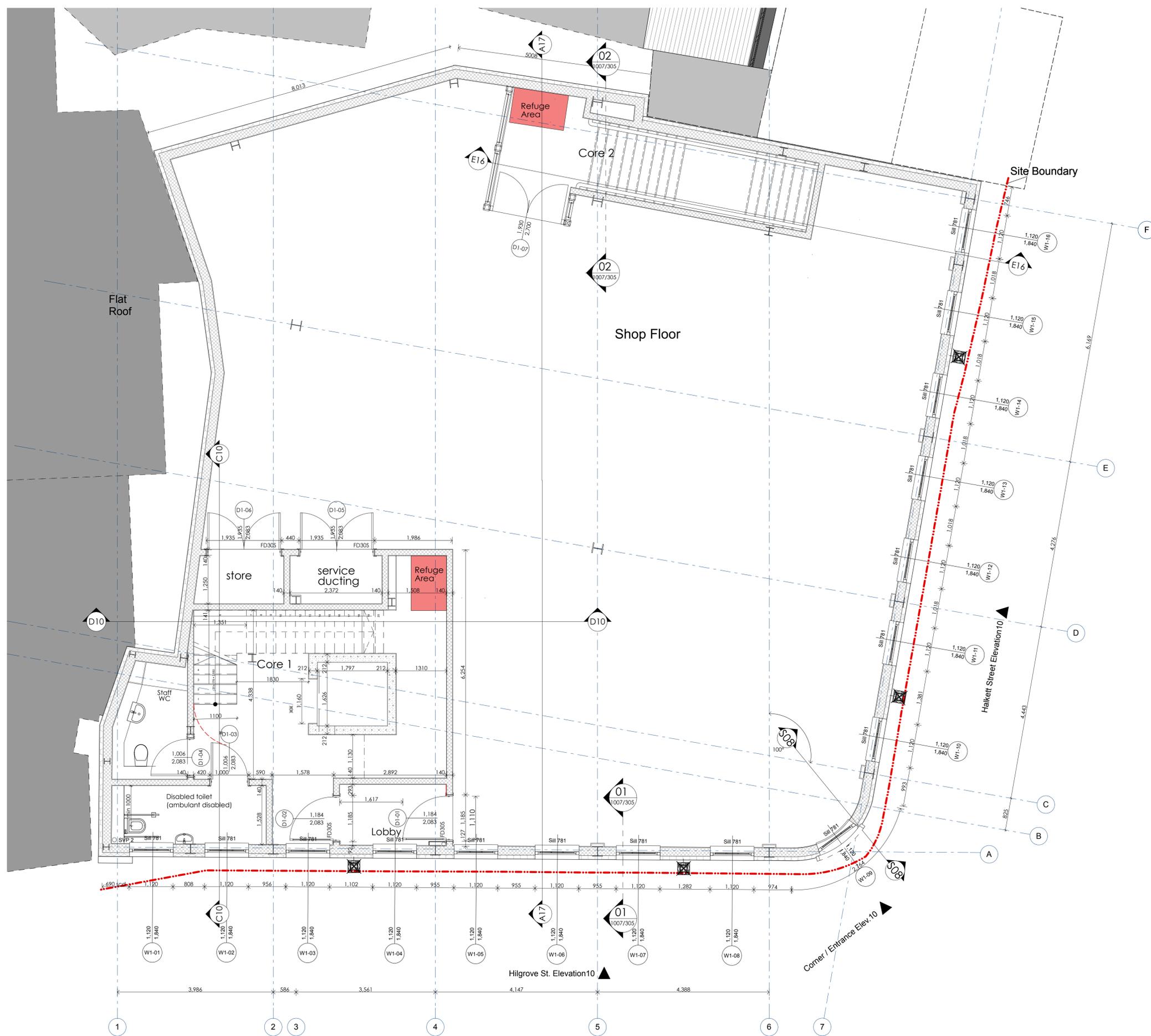
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Floor Finishes First Floor
 Retail- 100mm zone for later Fit-out
 Stair cores- 100mm zone
 22mm Engineered board on fleece on
 75mm K sand cement bonded screed
 Stair case- vinyl covering with proprietary nosings,
 with painted hardwood timber strings

04.11.16	G	1400x900mm refuge area added to stair landings.
02.08.16	F	Window numbers W1-01 to W1-16 inclusive structural openings amended as follows- 1840mm structural height and 1120mm structural width. Window numbers W1-02 and W1-03 repositioned and blockwork pier dimensions between windows revised. End blockwork pier adjacent to David House subject to site check dimension (sca).
12.07.16	E	Window numbers W1-01 to W1-16 inclusive structural openings amended as follows- 1830 structural height and 1000mm structural width.
13.06.16	D	North boundary wall between grid lines 4 and 5 realigned. Steel columns south of grid line F on gridlines 5 and 6 shown.
10.03.16	C	Screen enclosure and steelwork to Core 2 stair amended and door sizes revised.
23.11.15	B	Core 2 staircase glazed screen layout revised and highlighted with red rectangle.
18.11.15	A	Core 2 staircase revised.
Date	Rev	Description

TSASSOCIATES

12-14 Hilgrove St / 8-12 Halkett St		First Floor Plan		
Scale	issued for	Date	Dwg Number	Rev
1:50	Construction	10/15	1007/301	G

First Floor Plan
 scale 1:50