

COMMERCIAL PROPERTY OPPORTUNITY



Sarre & Company
CHARTERED SURVEYORS

**CENTRALLY LOCATED
MIXED USE PREMISES**

**13/15 HALKETT STREET &
18A, 20/22 BATH STREET
ST HELIER
JERSEY**



**FOR SALE WITH
VACANT POSSESSION**



16 Gloucester Street, St.Helier, Jersey, Channel Islands, JE2 3QR

Tel: 01534 888848 Fax: 01534 888849

Email: property@sarreandcompany.co.uk www.sarreandcompany.co.uk



13/15 HALKETT & 18A, 20/22 BATH STREET, ST HELIER

LOCATION

The property is located in the heart of St Helier's Central Business District, with dual frontages on the East side of Halkett Street and the West side of Bath Street, both pedestrianised streets and a minutes' walk from the prime retail pedestrianised precincts of Queen Street and King Street.

We attach a location plan for reference purposes.



13/15 HALKETT & 18A, 20/22 BATH STREET, ST HELIER

DESCRIPTION

The property comprises a single large ground floor retail unit benefiting from display frontages onto both Halkett Street and Bath Street, and previously housed a night club at first floor level with a gym at second floor level, on the Bath Street side. In addition, the Halkett Street side previously housed a hair dressing salon at first floor level with ancillary storage/offices on the second and third floors. There is also a three bedroom maisonette accessed from a side passageway off Halkett Street.

ACCOMMODATION

Ground Floor

Bath Street - Retail	5,175 sq.ft.
Bath Street - ITZA	1,714 sq.ft.
Halkett Street - Retail	459 sq.ft.
Halkett Street - ITZA	431 sq.ft.

First Floor

Night Club	4,767 sq.ft.
Salon	278 sq.ft.

Second Floor

Gym	1,218 sq.ft.
Ancillary	308 sq.ft.

Third Floor

Ancillary	218 sq.ft.
Maisonette (3 bed)	<u>1,090 sq.ft.</u>

Total	13,503 sq.ft.
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The site provides for a site area in the order of 13,503 sq.ft.

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TENURE

The premises are currently held freehold and are available for sale with vacant possession, either by way of a Freehold sale or Share Transfer of a single asset company.

FLOOR PLANS

We attach floor plans of the existing structures.

ASKING PRICE

£1.75 million Freehold

LEGAL COSTS

Each Party to bear their own legal costs.

VIEWING

By contacting the vendor's sole agent:

**Alistair M Sarre BSc MRICS Julian Roffe FRICS MCI Arb,
Simon Gale LLB Hons AssocRICS or Reece Sarre**

**Sarre & Company
16 Gloucester Street
St Helier
Jersey
JE2 3QR**

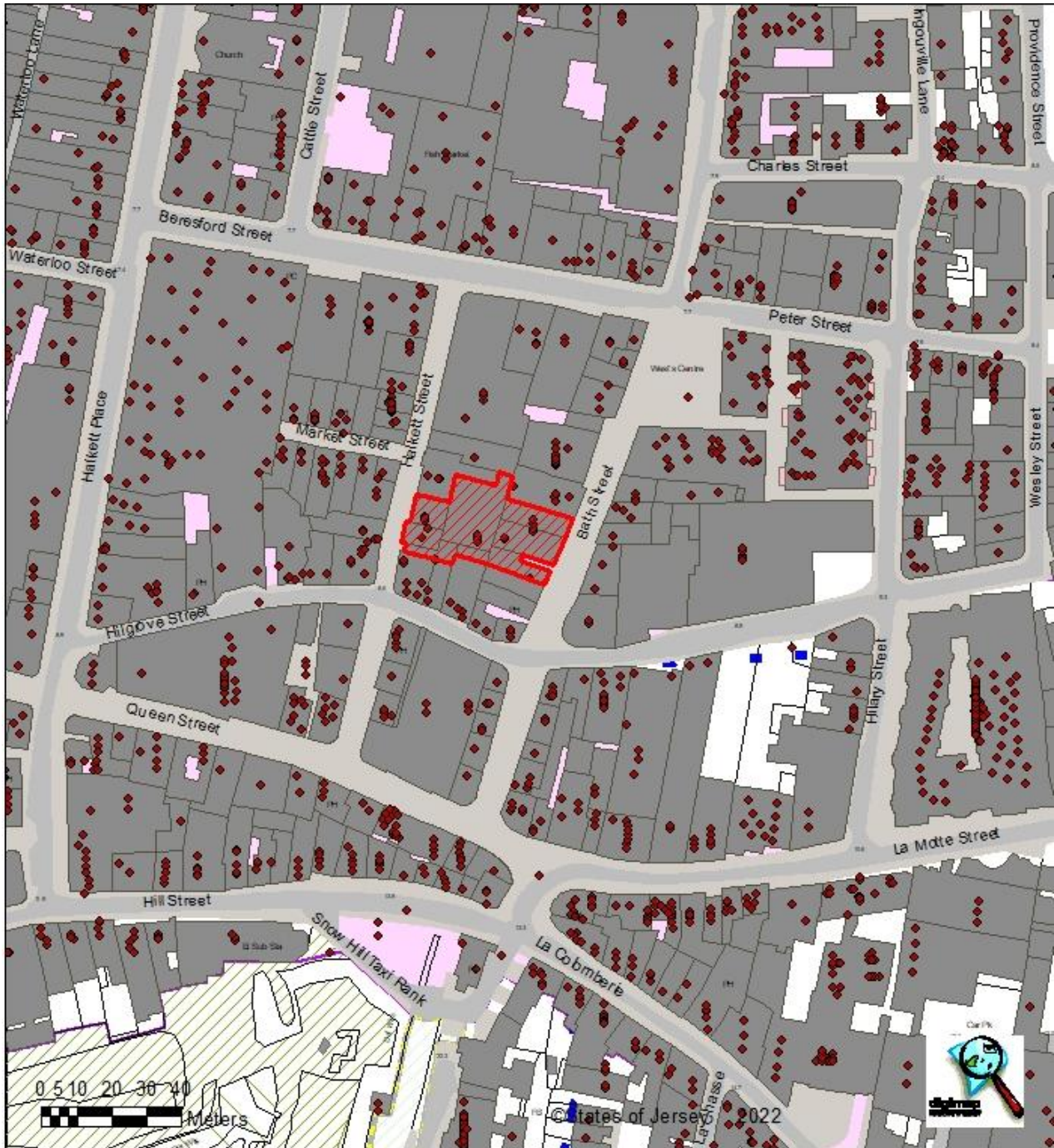
Tel: 01534 888848

E-mail: property@sarreandcompany.co.uk

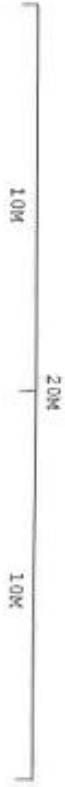
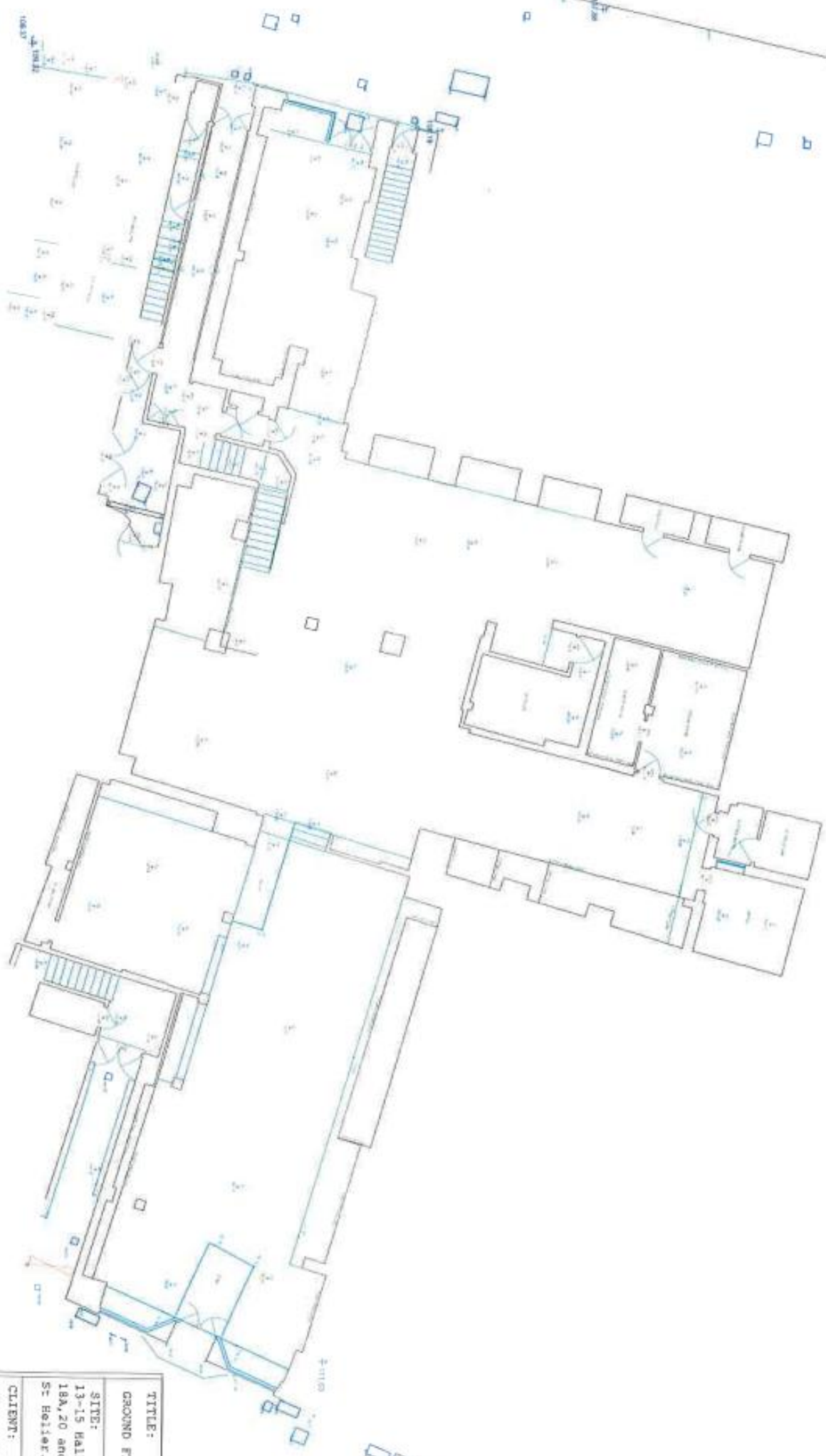
Website: www.sarreandcompany.co.uk

WHILST WE BELIEVE THESE PARTICULARS TO BE CORRECT NO RESPONSIBILITY CAN BE ACCEPTED FOR ANY INACCURACY

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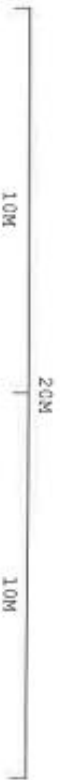
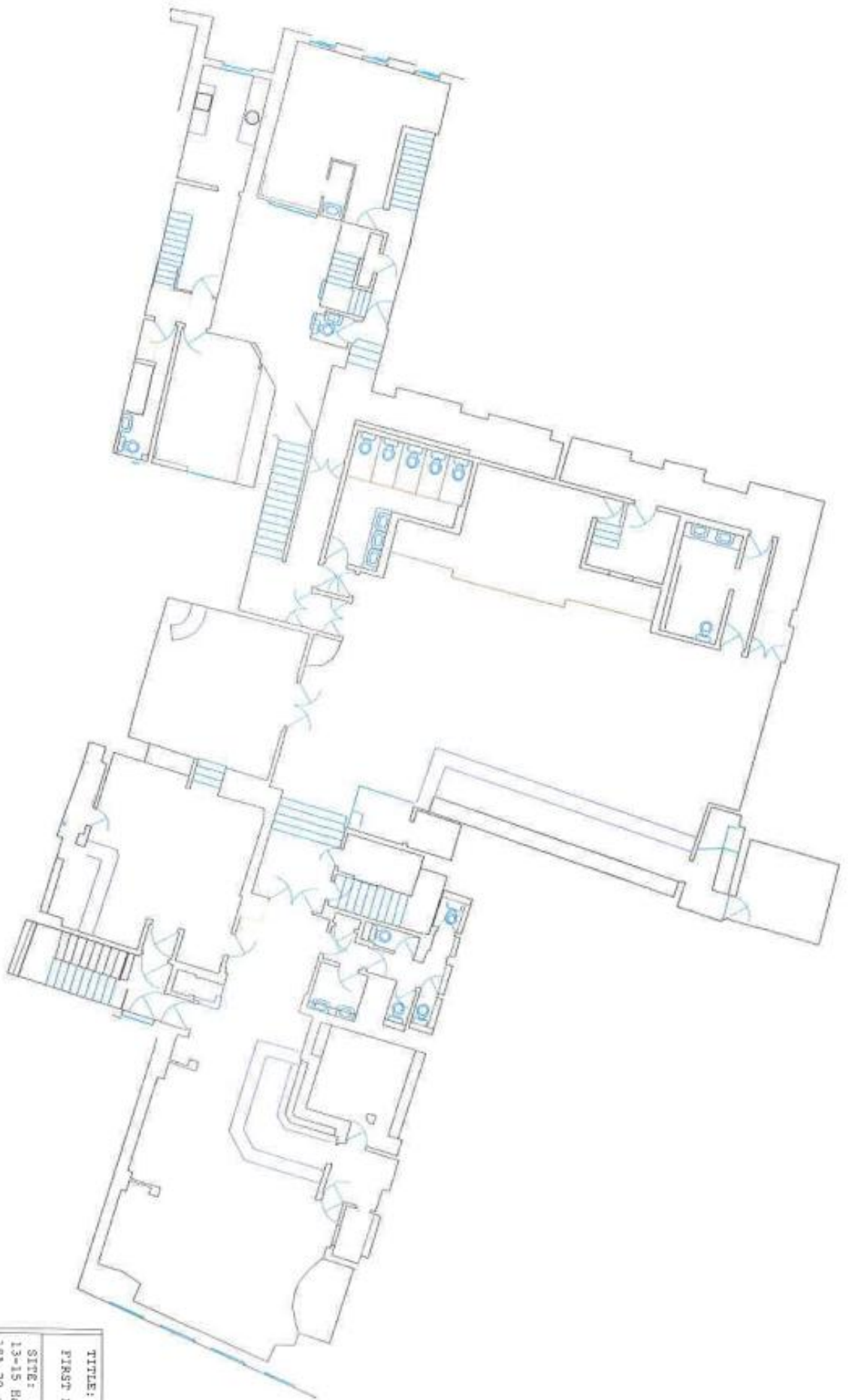


TITLE: GROUND FLOOR PLAN
SITE: 13-15 Balguy Street and 18A, 20 and 22 Bath Street St Helier.
CLIENT: CHANNEL MANAGEMENT SERVICES LIMITED
SCALE: 1:508AD
DATE: 19/04/2017



SIRIUS LAND SURVEYING
 CHANNEL ISLANDS LTD

DWG NUMBER: 2017/19/04(1)
 REVISION: 1



TITLE:

FIRST FLOOR PLAN

SITE:

13-15 Balcarr Street and
18A, 20 and 22 Bath Street
St Helier.

CLIENT:

CHANNEL ROADWORKS SERVICES LIMITED

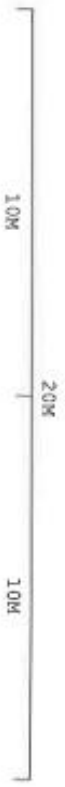
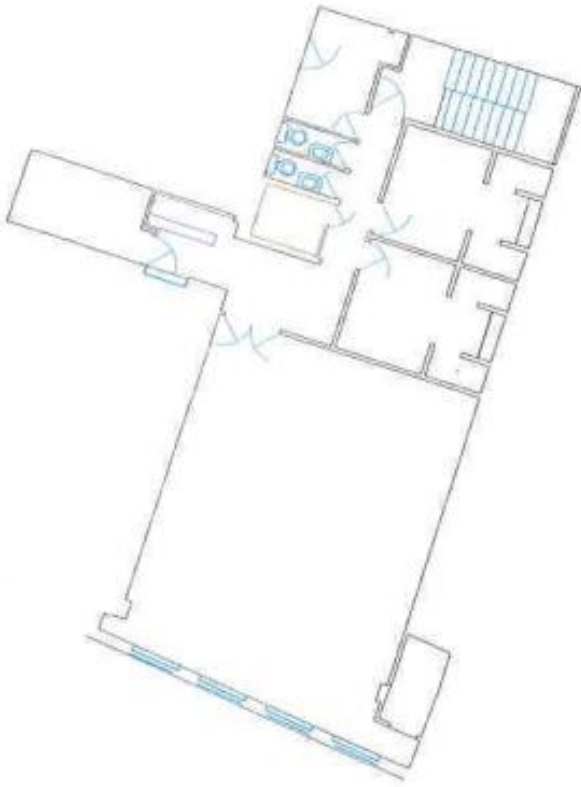
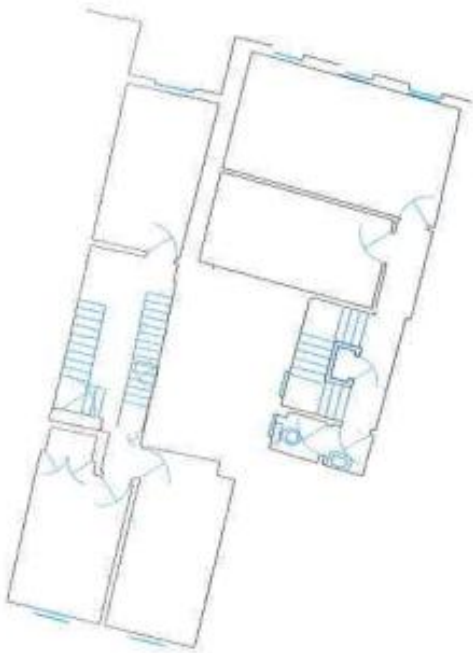
SCALE: 1:500A0

DATE: 19/04/2017



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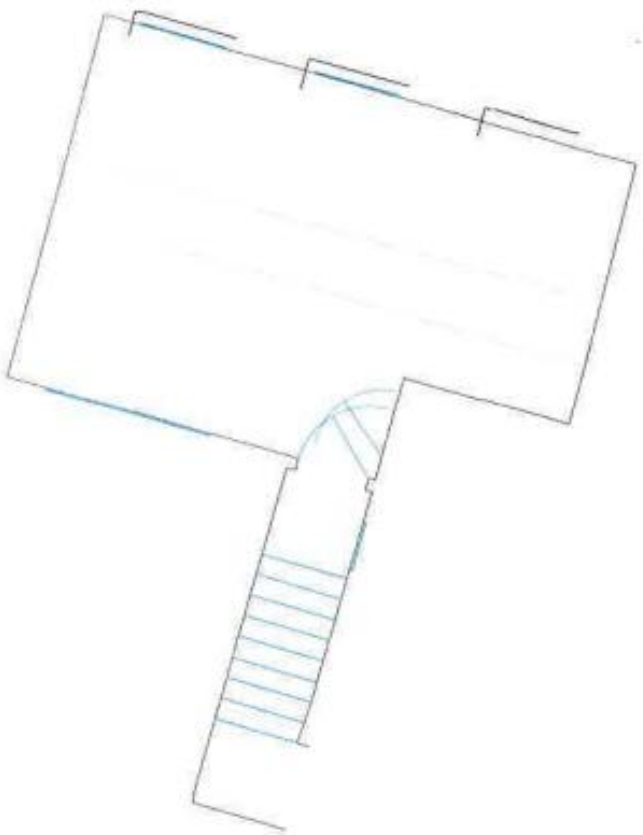
DWG NUMBER:
2017/19/04(2)
REVISION: A



TITLE:	SECOND FLOOR PLAN
SITE:	13-15 Kalketic Street and 18A, 20 and 22 Bath Street St Rellier.
CLIENT:	CHANNEL MANAGER SERVICES LIMITED
SCALE:	1:500A0
DATE:	19/04/2017



DNG NUMBER:
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 REVISION: A



10M

TITLE:

THIRD FLOOR PLAN AREAS

SITE:

13-15 Balkeet Street and
19A, 20 and 22 Bath Street
St Helier.

CLIENT:

CANAL MANAGEMENT SERVICES LIMITED

SCALE: 1:200A0

DATE:



SIRIUS LAND SURVEYING
CHANNEL ISLANDS LTD

DWG NUMBER:

REVISION: A