

# 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  
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# 13/15 HALKETT STREET & 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 being 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.



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

## DESCRIPTION

The property comprises a single, large, ground floor retail unit benefitting from display frontages onto both Halkett Street and Bath Street. On the Bath Street side, the building previously housed a nightclub at first floor level and a gym at second floor level. In addition, the Halkett Street side previously housed a hairdressing salon on the first-floor level with ancillary storage/offices on the second and third floors. There is also a three-bedroom maisonette with separate access from Halkett Street.

We attach plans showing the existing configuration and a coloured plan of the ground floor for reference purposes.

## 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.

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

## TENURE

The premises are held freehold and are available for sale with vacant possession, by way of a Freehold sale.

## FLOOR PLANS

We attach floor plans of the existing structures.

## ASKING PRICE

£1.3 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**

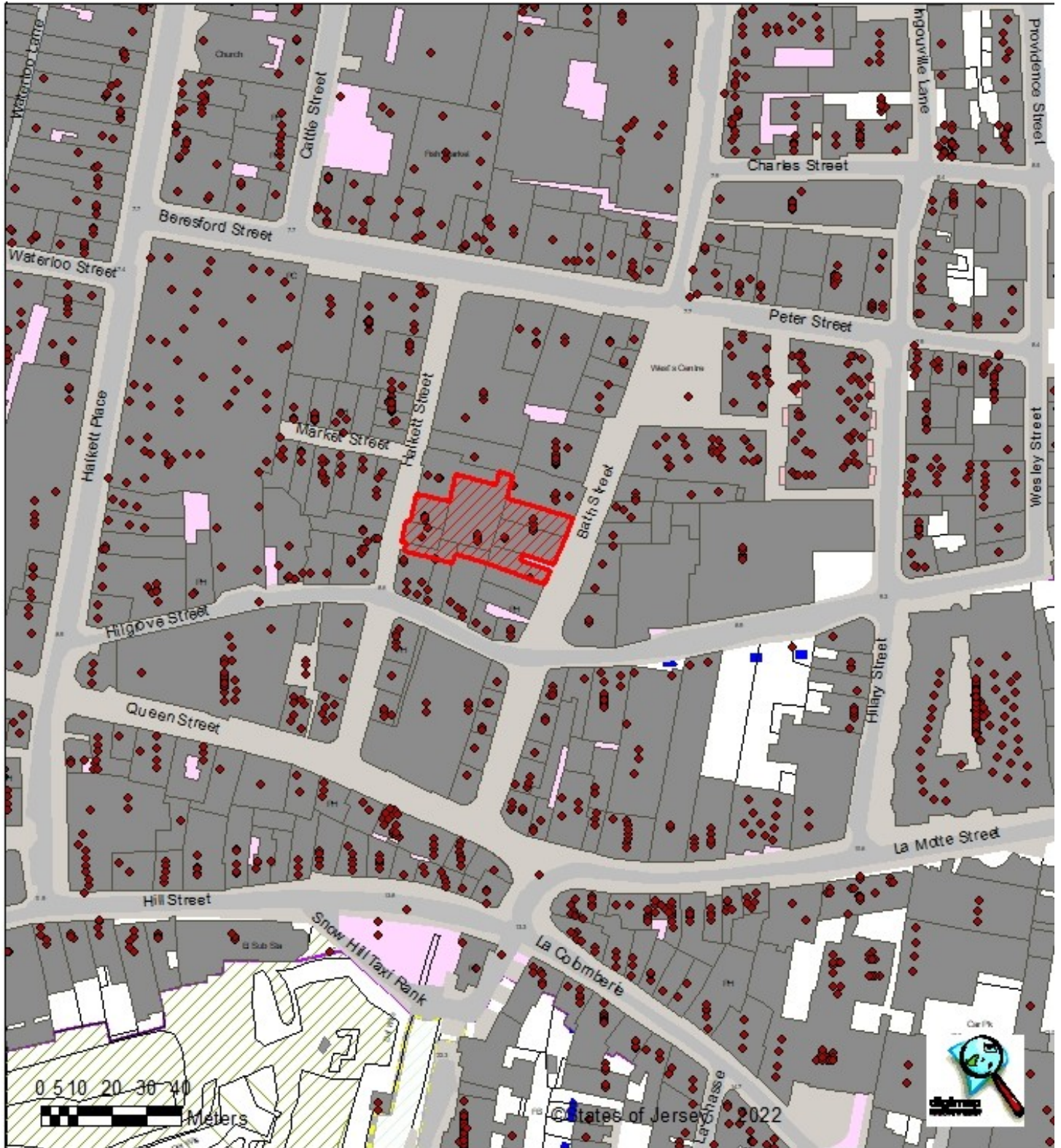
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WHILST WE BELIEVE THESE PARTICULARS TO BE CORRECT NO RESPONSIBILITY CAN BE ACCEPTED FOR ANY INACCURACY

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Ground Floor Plan  
1:100



Project: 13-10 Ground Floor  
Client: [Redacted]  
Date: 13/10/2011  
Scale: 1:100  
Drawing No: 010

**AXIS MASON**  
Architects & Planners  
100/101 Bath Street, Brisbane, QLD 4000  
Tel: (07) 3221 1111  
Fax: (07) 3221 1112  
www.axismason.com.au

Item	Description	Quantity	Unit
1	Office	12	Sq. M
2	Kitchen	1	Sq. M
3	Lobby	1	Sq. M
4	Bathroom	1	Sq. M
5	Stairs	2	Sq. M
6	Corridor	1	Sq. M
7	Entrance	1	Sq. M
8	Other	1	Sq. M
9	Structural	1	Sq. M
10	Other	1	Sq. M



**TITLE:**  
**GROUND FLOOR PLAN**

**SITE:**  
 13-15 Halcott Street and  
 18A, 20 and 22 Bath Street  
 St Helier.

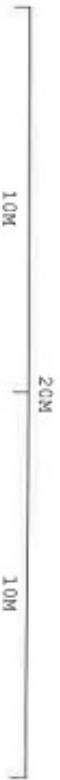
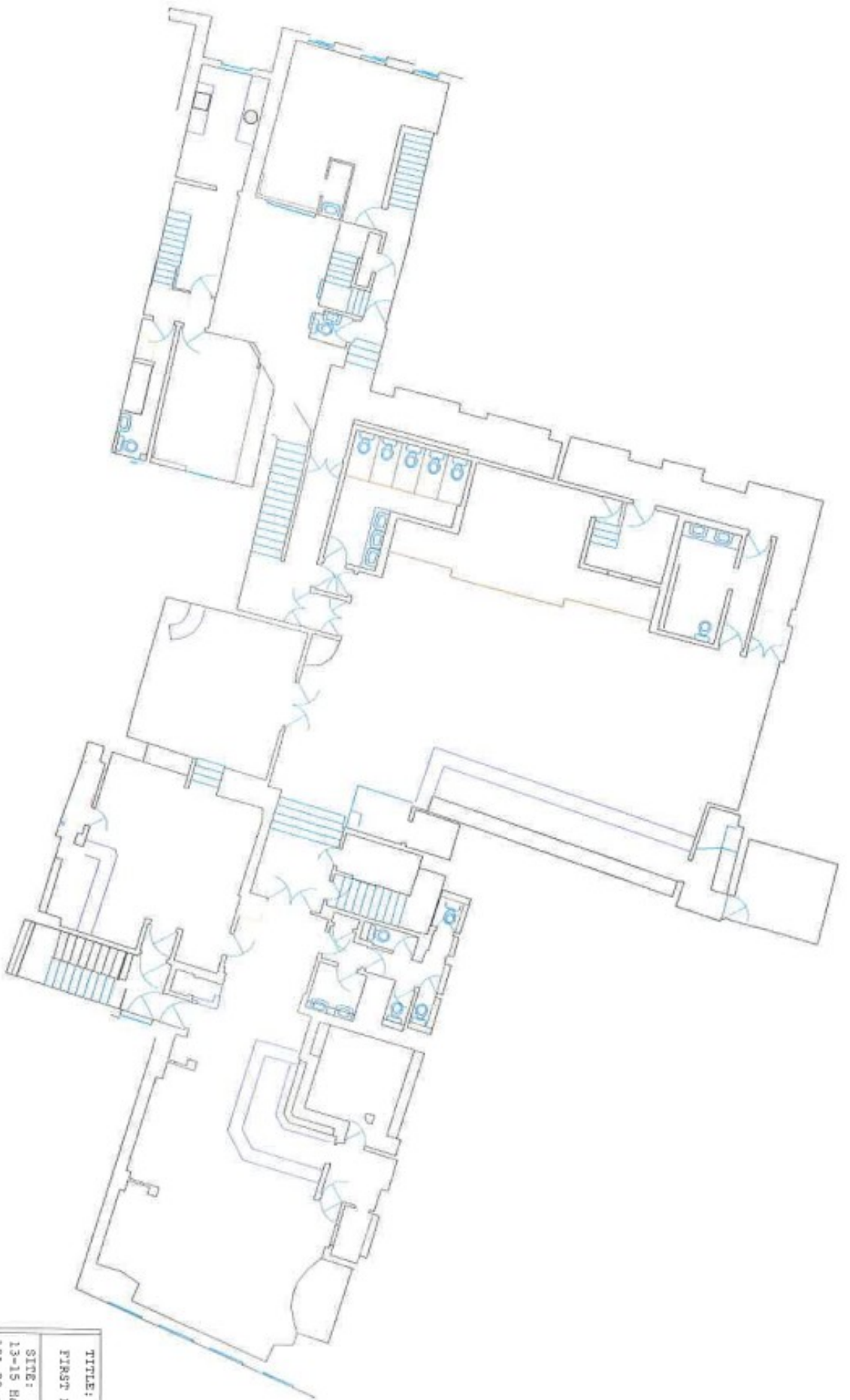
**CLIENT:**  
 CHANNEL MANAGEMENT SERVICES LIMITED

**SCALE:** 1:508A0  
**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.

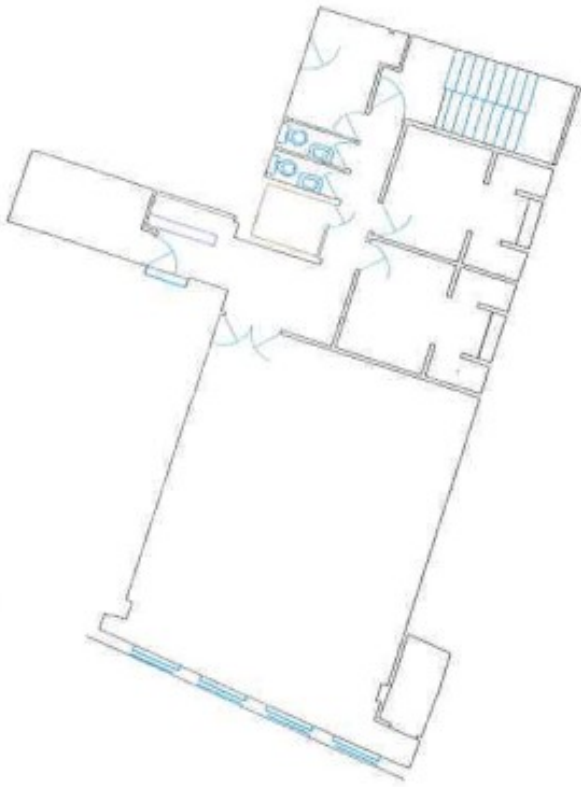
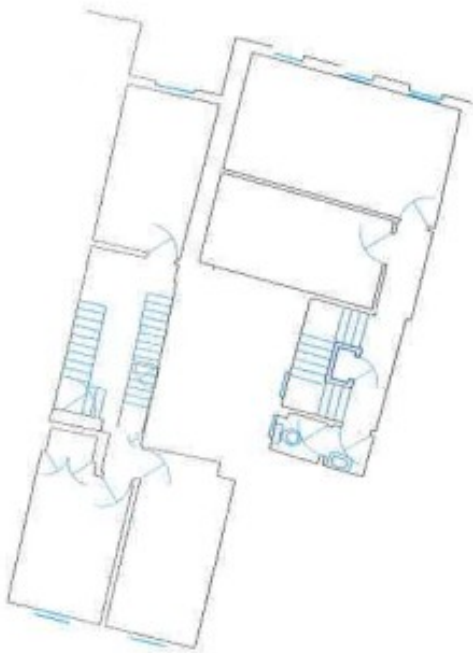
**CLIENT:**  
 CHANNEL MANAGEMENT SERVICES LIMITED

**SCALE:** 1:508A0

**DATE:** 19/04/2017


  
**SIRIUS LAND SURVEYING**  
**CHANNEL ISLANDS LTD**

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

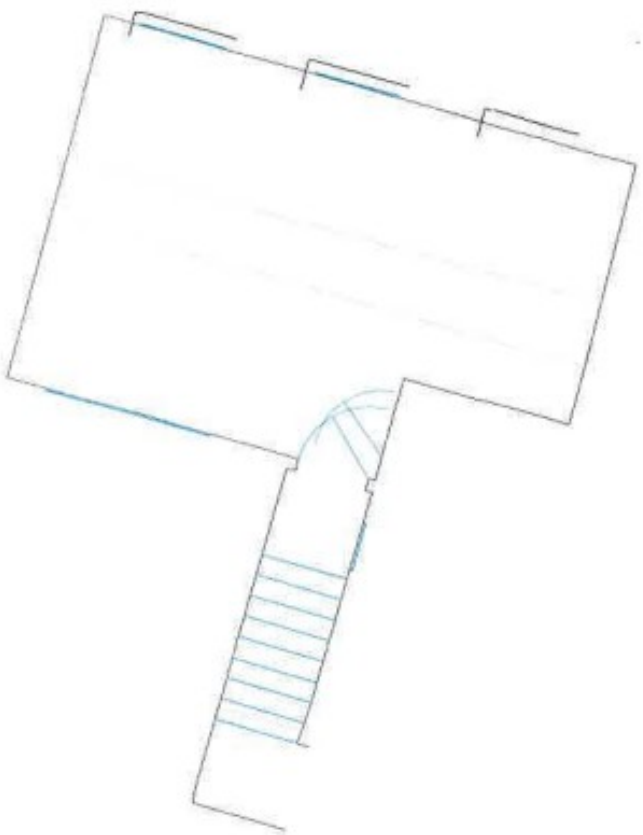


<b>TITLE:</b>	SECOND FLOOR PLAN
<b>SITE:</b>	13-15 Halkett Street and 18A, 20 and 22 Bath Street St Rellier.
<b>CLIENT:</b>	CHANNEL MANAGEMENT SERVICES LIMITED
<b>SCALE:</b>	1:500&A0
<b>DATE:</b>	19/04/2017



**SIRIUS LAND SURVEYING**  
CHANNEL ISLANDS LTD

DMG NUMBER:  
2017/19/04(3)  
REVISION: A



10M

TITLE:

THIRD FLOOR PLAN AREAS

SITE:

13-15 Balkeet Street and  
10A, 20 and 22 Bath Street  
St Helier.

CLIENT:

CHANNEL MANAGEMENT SERVICES LIMITED

SCALE: 1:200A0

DATE:



SIRIUS LAND SURVEYING  
CHANNEL ISLANDS LTD

DWG NUMBER:

REVISION: A