



Maillard
& Co

For Sale

£ 2,250,000

4-6 Halkett Street & 19 Queen Street



7298 Sq Ft

Currently unoccupied

Benefits from high levels of footfall

Open for leasing opportunities

Self Contained Offices, comes with a separate entrance

Located in a bustling retail hub

Ground-level retail space paired with offices on upper floors

St Helier

Option to buy the whole property or as individual buildings

Property details

Large retail and mixed-used space offering a unique opportunity, situated in the heart of St. Helier.

The building is positioned along the main high street of St Helier, leading down to Halkett Street. Here the properties benefit from high levels of footfall and viability.

Caversham House (19 Queens Street), operates over four floors. The ground floor, with large shop frontage facing out towards Halkett Street, provides retail accommodation and also boasts a well sized basement store. The first, second and third floor offer office space. These 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 spaced 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 as office space. This mid-terraced property is fully self-contained and is in good condition for immediate use subject to minor works and redecoration

The premises are available immediately and the property benefits from vacant possession.

The property has been measured in accordance with RICS Code of Measuring Practice:

Caversham House:

Basement Storage 425 sqft 40 sqm

Ground floor Retail 1334 sqft 124 sqm

First floor Office 756 sqft 70 sqm

Second floor Office 747 sqft 69.4 sqm

Third floor Office 751 sqft 69.7 sqm

Orviss House:

Ground floor Retail 1,093 sqft 101 sqm

First floor Office 1,220 sqft 113 sqm

Second floor Office 980 sqft 91 sqm

Please note, planning consent is being sought to change the use of the premises to residential. More details are available upon request.

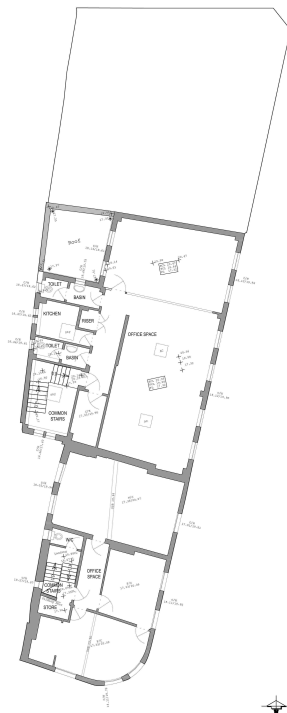




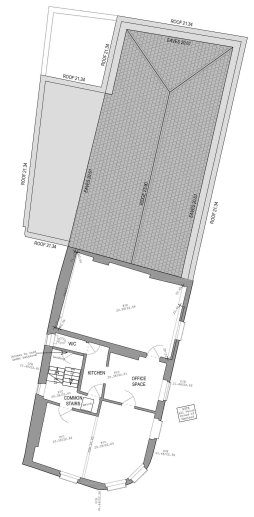




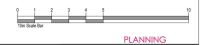
EXISTING FIRST FLOOR PLAN
GIA = 226sqm [2,433sqft]



EXISTING SECOND FLOOR PLAN
GIA = 226sqm [2,454sqft]



EXISTING THIRD FLOOR PLAN
GIA = 81sqm [872sqft]



<p>NOTES</p> <p>1. ALL DIMENSIONS ARE TO FACE UNLESS STATED OTHERWISE.</p> <p>2. ALL DIMENSIONS ARE TO FACE UNLESS STATED OTHERWISE.</p> <p>3. ALL DIMENSIONS ARE TO FACE UNLESS STATED OTHERWISE.</p> <p>4. ALL DIMENSIONS ARE TO FACE UNLESS STATED OTHERWISE.</p> <p>5. ALL DIMENSIONS ARE TO FACE UNLESS STATED OTHERWISE.</p>
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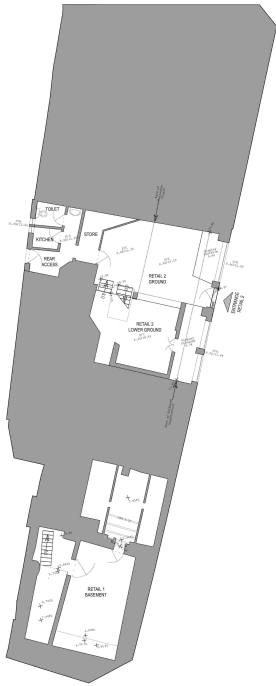
NO	DATE	DESCRIPTION
1	15.12.20	PLANNING SUBMISSION

NO	DATE	DESCRIPTION
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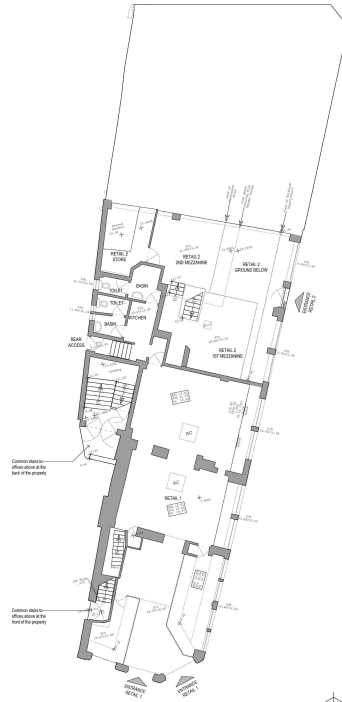
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Client	PETER BERTHOM	Scale	1:100/0A1	Rev No	0-01
Project	15 QUEEN ST & 4 HALETT ST ST HELENS	Drawn	ML	Drawn	ML
Drawing Title	EXISTING FIRST, SECOND & THIRD FLOOR PLAN	Client	PL	Date	-



EXISTING BASEMENT PLAN
GIA = 129sqm [1,388sqft]



EXISTING GROUND FLOOR PLAN
GIA = 221sqm [2,378sqft]



REF	DATE	DESCRIPTION
1	15.11.22	PLANNING SUBMISSION

REF	DATE	DESCRIPTION

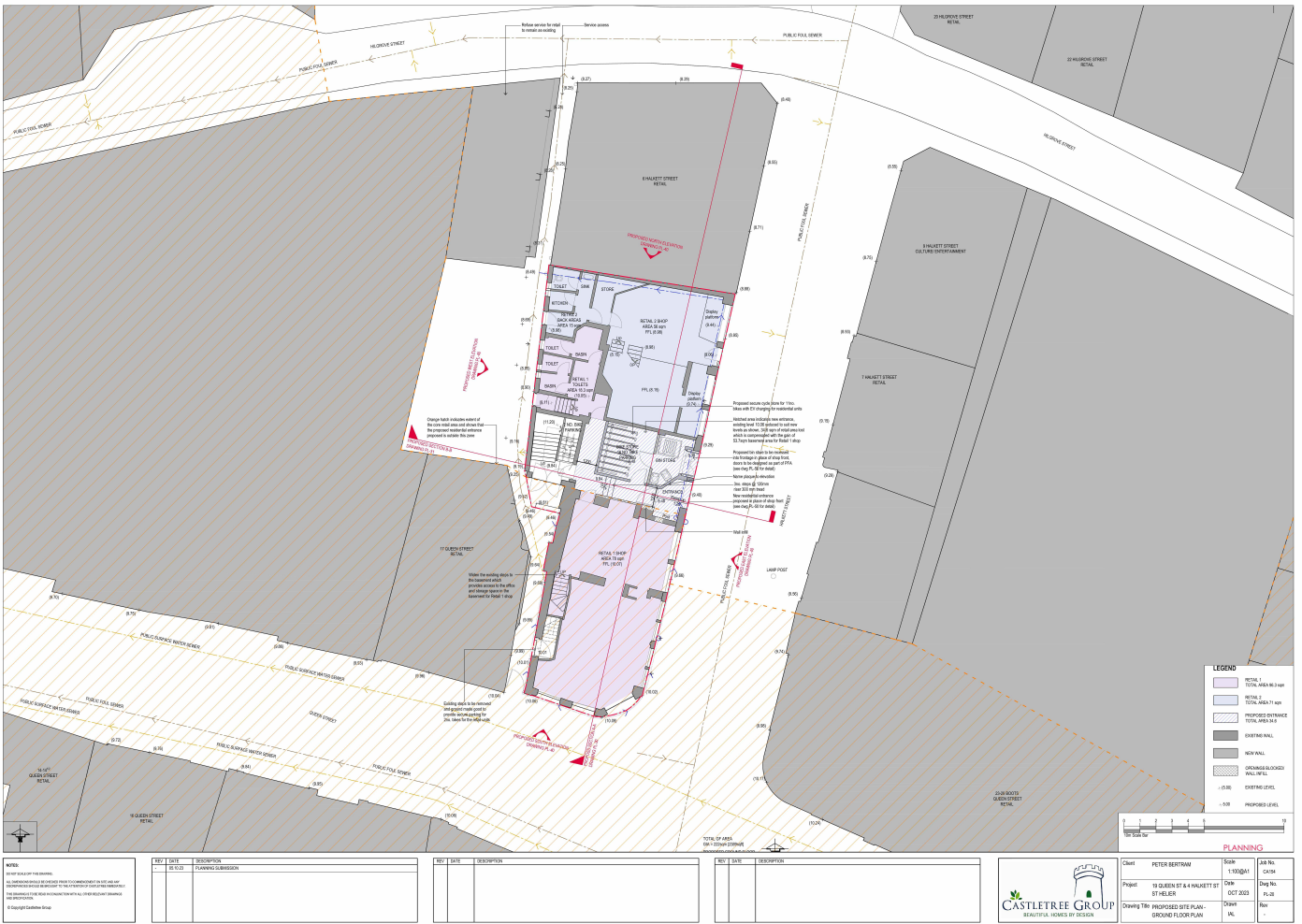
REF	DATE	DESCRIPTION

REF	DATE	DESCRIPTION



Client	PETER BERTHOM	Scale	1:100(0A1)	Job No	C-158
Project	15 QUEEN ST & 4 HAUWETT ST ST HELENS	Drawn	18.12	Draw No	PL-02
Drawing Title	EXISTING BASEMENT & GROUND FLOOR PLAN	Client	PL	Date	-

PLANNING



NOTES

1. ALL WORK TO BE COMPLETED BY 15/09/2024.
2. ALL WORK TO BE COMPLETED BY 15/09/2024.
3. ALL WORK TO BE COMPLETED BY 15/09/2024.
4. ALL WORK TO BE COMPLETED BY 15/09/2024.

REF	SITE	DESCRIPTION
1	11-13	PLANNING SUBMISSION

REF	SITE	DESCRIPTION

REF	SITE	DESCRIPTION



Client	PETER BERTHOM	Scale	1:100 @ A1	Job No.	CA24
Project	11-13 Hallett St & Hallett St	Drawn	DPW	Draw No.	001
	ST HELENA	Date	04/07/2024	File No.	
	Showing THE PROPOSED SITE PLAN - GROUND FLOOR PLAN	Drawn	PL	Rev.	



PROPOSED BASEMENT PLAN
GIA = 128.6sqm [1,384sqft]

PROPOSED FIRST FLOOR PLAN
GIA = 225sqm [2,422sqft]

PROPOSED SECOND FLOOR PLAN
GIA = 227sqm [2,443sqft]

REF	DATE	DESCRIPTION
1	11.02	PLANNING SUBMISSION

REF	DATE	DESCRIPTION

REF	DATE	DESCRIPTION

REF	DATE	DESCRIPTION



Client	PETER BERTHOM	Scale	1:100@A1	Job No.	CA-24
Project	15 QUEEN ST & HALETT ST ST ALBANS	Drawn	DM	Drawn By	PL-21
Showing Title	PROPOSED BASEMENT, FIRST & SECOND FLOOR PLAN	Date	04.07.2023	Disc	-



PROPOSED THIRD FLOOR PLAN
GIA = 126sqm [1356sqft]

PROPOSED ROOF PLAN

NOTES

1. ALL WORK TO BE IN ACCORDANCE WITH THE BUILDING REGULATIONS 2010 AND THE BUILDING ACT 2004.
2. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY CONSENTS AND APPROVALS FROM THE LOCAL AUTHORITY AND OTHER RELEVANT AGENCIES.
3. THE ARCHITECT'S RESPONSIBILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE WORK SHOWN ON THESE PLANS.
4. THE ARCHITECT DOES NOT GUARANTEE THE ACCURACY OF THE INFORMATION PROVIDED BY THE CLIENT OR OTHER THIRD PARTIES.
5. THE ARCHITECT'S LIABILITY IS LIMITED TO THE AMOUNT PAID TO HIM BY THE CLIENT.

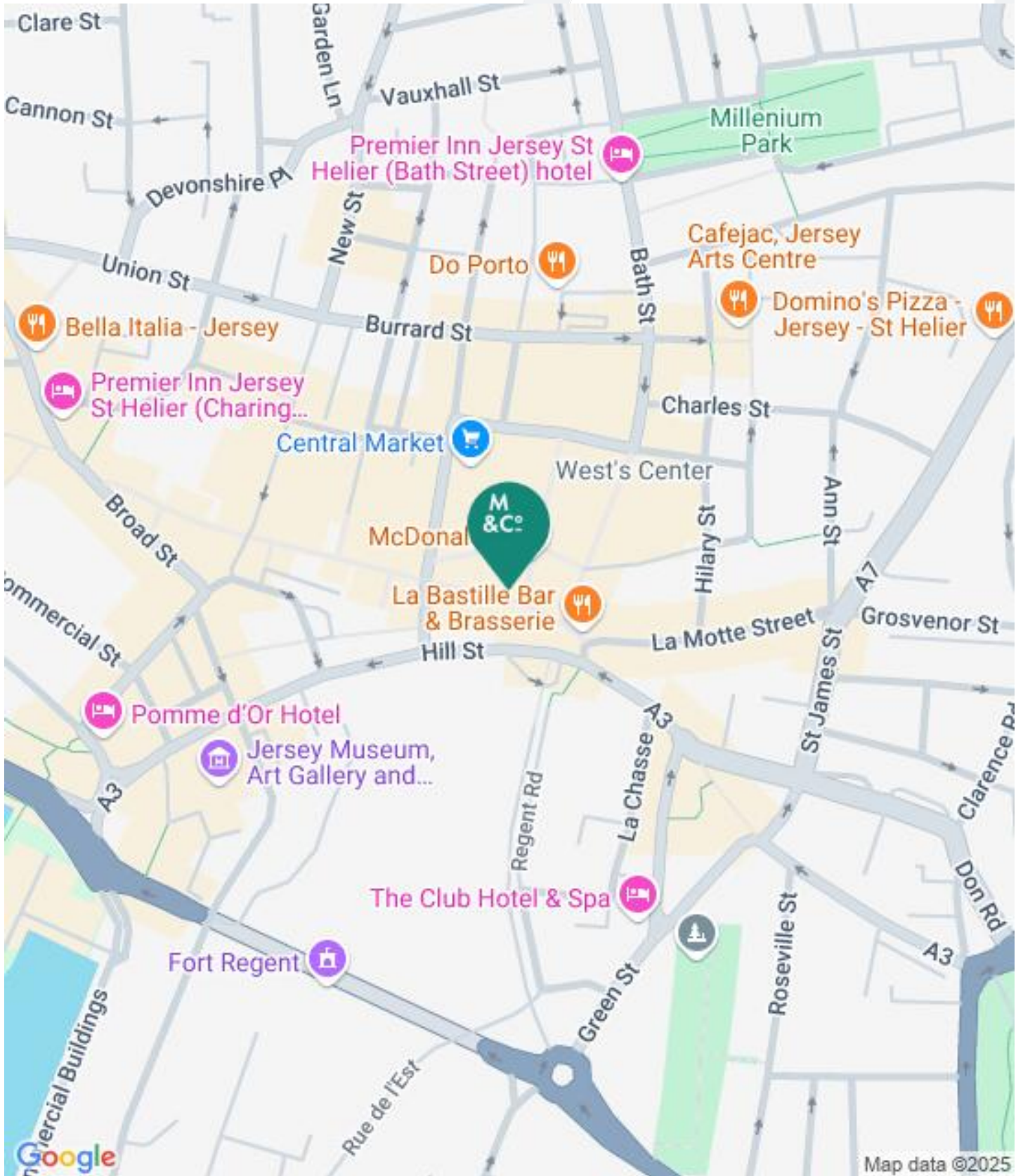
REF	SITE	DESCRIPTION
1	11 GREEN ST	PLANNING SUBMISSION

REF	SITE	DESCRIPTION

REF	SITE	DESCRIPTION



PLANNING			
Client	PETER BERTHOM	Scale	As Shown
Project	11 GREEN ST & 4 HALETT ST ST ALBANS	Drawn	1:1000
Showing	THE PROPOSED THIRD FLOOR & ROOF PLAN	Date	10/12/23
Drawn	PL	Sheet	PL-02





Disclaimer

Please call Maillard & Co on 880 880. Please note that all areas and measurements given in these particulars are approximate and rounded. The text, photographs and floor plans are for general guidance only.

Once an offer is accepted and negotiations for the purchase of a property are entered into, the prospective purchasers will be asked to produce photographic identification (passport or driving licence) and proof of residency documentation eg, a current utility bill together with confirmation of source of funds. This is in order for us to comply with the current Money Laundering Legislation.



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