



Maillard  
& Co

£ 7,620,000

Halkett Place

For Sale



19925 Sq Ft

Current Rentals £566,969 Per Annum

Planning approval for residential  
conversion of upper floors to 33  
apartments

Freehold

7% Rental Yield

Investment Opportunity

Located in the centre of St Helier



## Property details

Retail investment opportunity with development permission for upper floor residential scheme.

Dominant pitch on the western side of Halkett Place, a busy thoroughfare at the centre of St Helier's retail offer.

Unexpired term to New Look Retailers (CI) Limited of approximately 5 years unexpired.

Current passing rent of £566,969 per annum.

Planning approval for residential conversion of upper floors to 33 apartments.

The property comprises a three-storey building offering retail sales accommodation at ground and first floor levels with a mixture of ancillary and residential accommodation on the second and third floors above.

The second floor of the property also provides four two-bedroom residential flats, which are classified as entitled locally qualified. The flats are currently vacant and will be yielded up with vacant possession on implementation of the lease variation as part of the residential development.

The property also includes part of a further two-bedroom flat, the greater part of which falls within the demise of the adjoining 6 King Street.

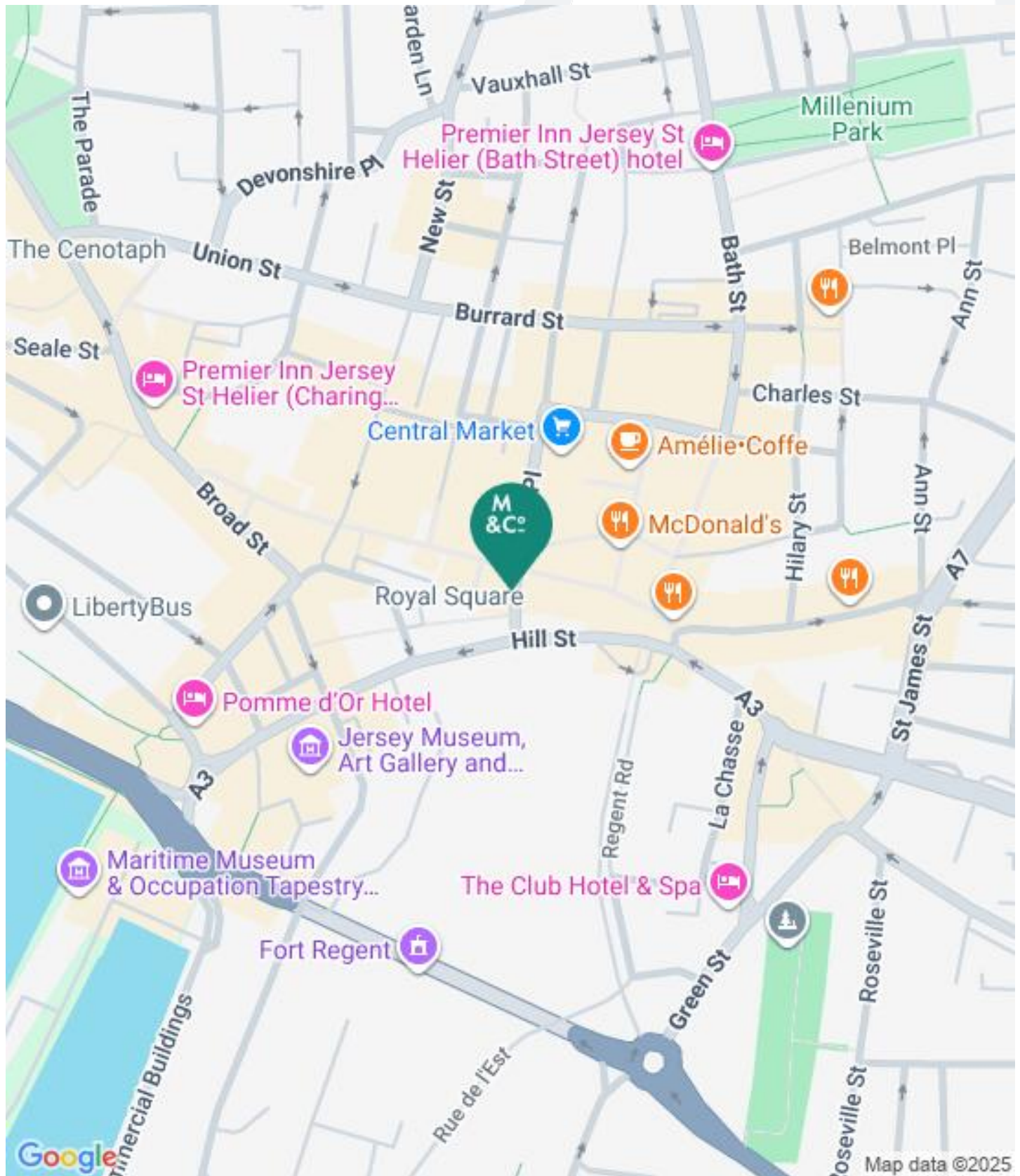
For further detail on the planning and development details, covenants and tenancy agreements, please download the brochure.







For Sale







## 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.





**Maillard  
&C<sup>o</sup>**

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