



Maillard  
& Co

£ 2,250,000

4-6 Halkett Street & 19 Queen Street

For Sale



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.





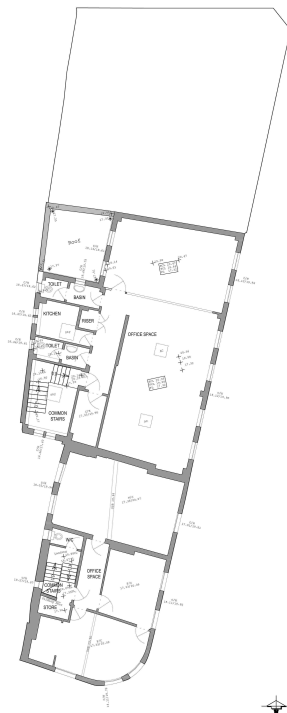




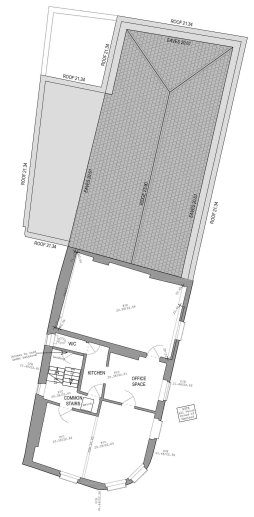




EXISTING FIRST FLOOR PLAN  
GIA = 226sqm [2,433sqft]



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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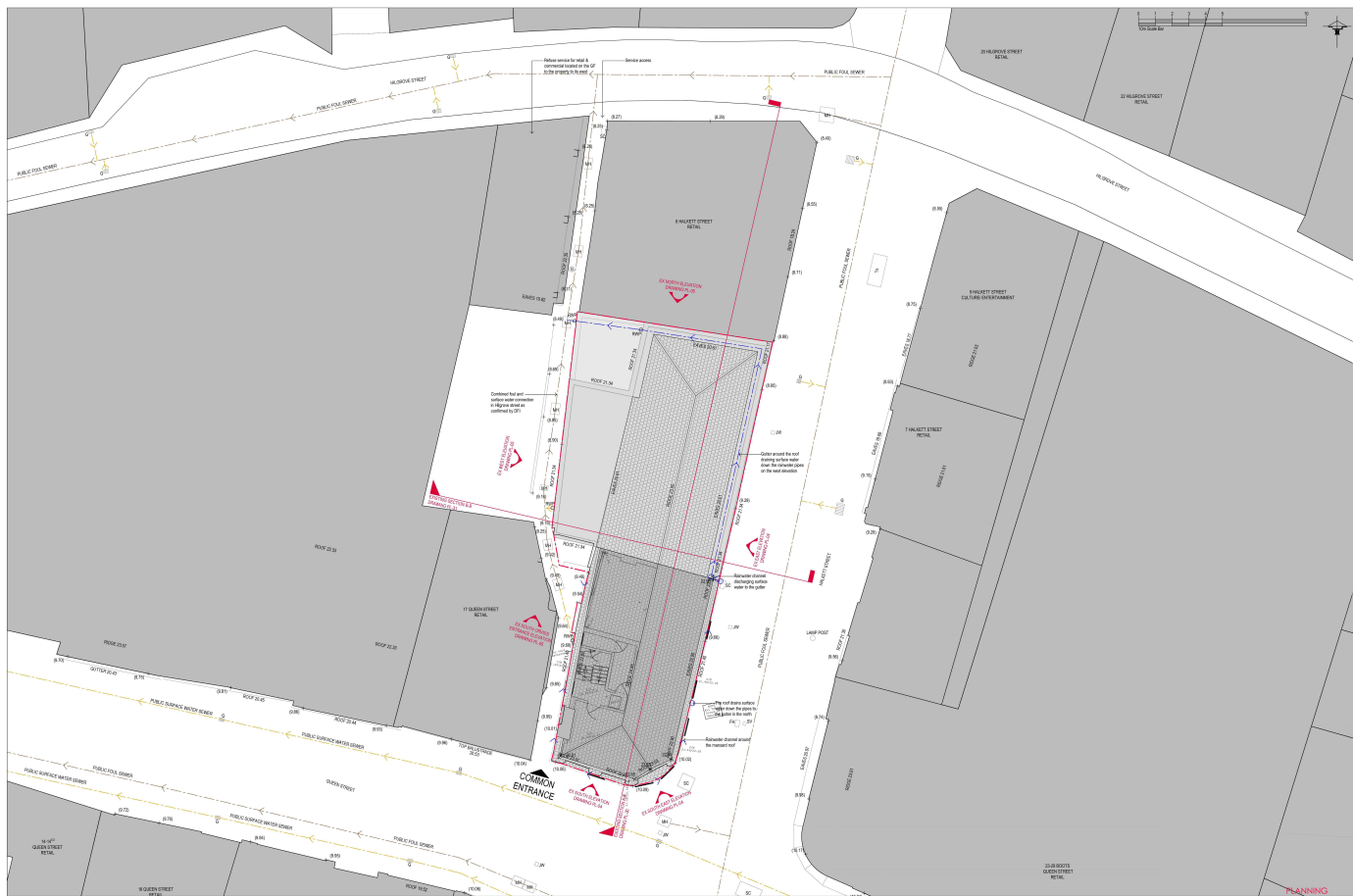
NO.	DATE	DESCRIPTION
1	15.12.20	PLANNING SUBMISSION

NO.	DATE	DESCRIPTION
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NO.	DATE	DESCRIPTION
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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	Rev:	-



**NOTES**

1. THIS DRAWING IS A PRELIMINARY DESIGN AND IS SUBJECT TO CHANGE WITHOUT NOTICE.
2. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.
3. THE DESIGNER ACCEPTS NO LIABILITY FOR ANY DAMAGE OR LOSS ARISING FROM THE USE OF THIS DRAWING.
4. ALL DIMENSIONS ARE IN METERS UNLESS OTHERWISE STATED.
5. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.
6. THE DESIGNER ACCEPTS NO LIABILITY FOR ANY DAMAGE OR LOSS ARISING FROM THE USE OF THIS DRAWING.
7. ALL DIMENSIONS ARE IN METERS UNLESS OTHERWISE STATED.

REV	DATE	DESCRIPTION
1	15.12.20	ISSUE FOR PERMIT

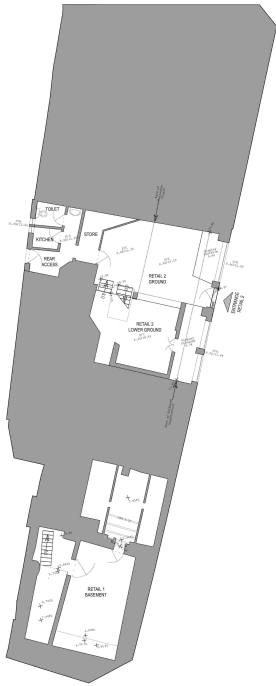
REV	DATE	DESCRIPTION

REV	DATE	DESCRIPTION

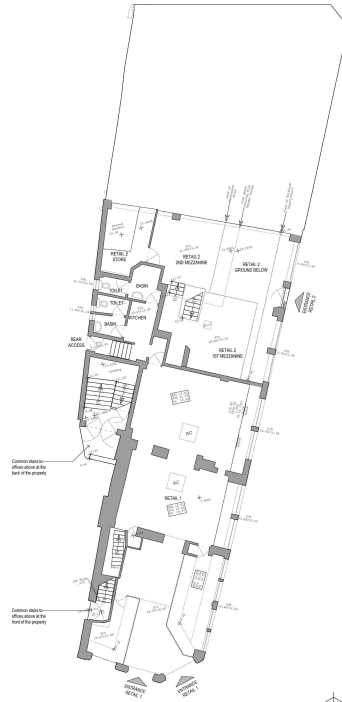


Client:	PETER BOOTHAM	Scale:	1:100 @ A1	Rev No:	CA-154
Project:	15 QUEEN ST & HALETT ST ST HELENS	Drawn:	DPH	Drawn By:	PLC
Drawing Title:	EXISTING SITE PLAN - EXISTING ROOF PLAN	Client:	PLC	Date:	-





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

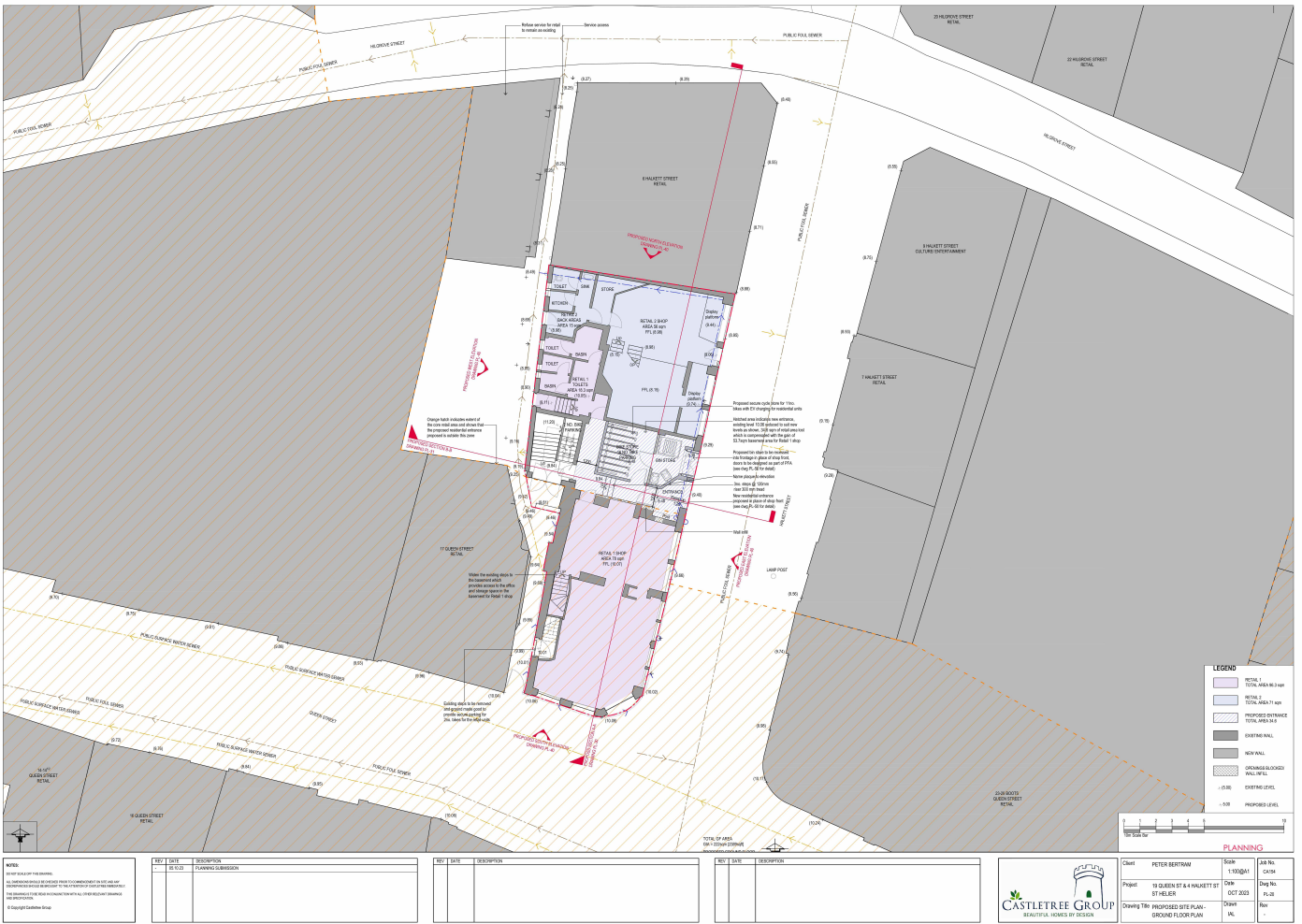
REF	DATE	DESCRIPTION

REF	DATE	DESCRIPTION



Client	PETER BERTHOM	Scale	1:100(0A1)	Rev No	0-158
Project	15 QUEEN ST & 4 HALETT ST ST. HELENS	Drawn	DRP	Drawn No	PL02
Drawing Title	EXISTING BASEMENT & GROUND FLOOR PLAN	Client	PL	Rev	-

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
1	11-13	PLANNING SUBMISSION

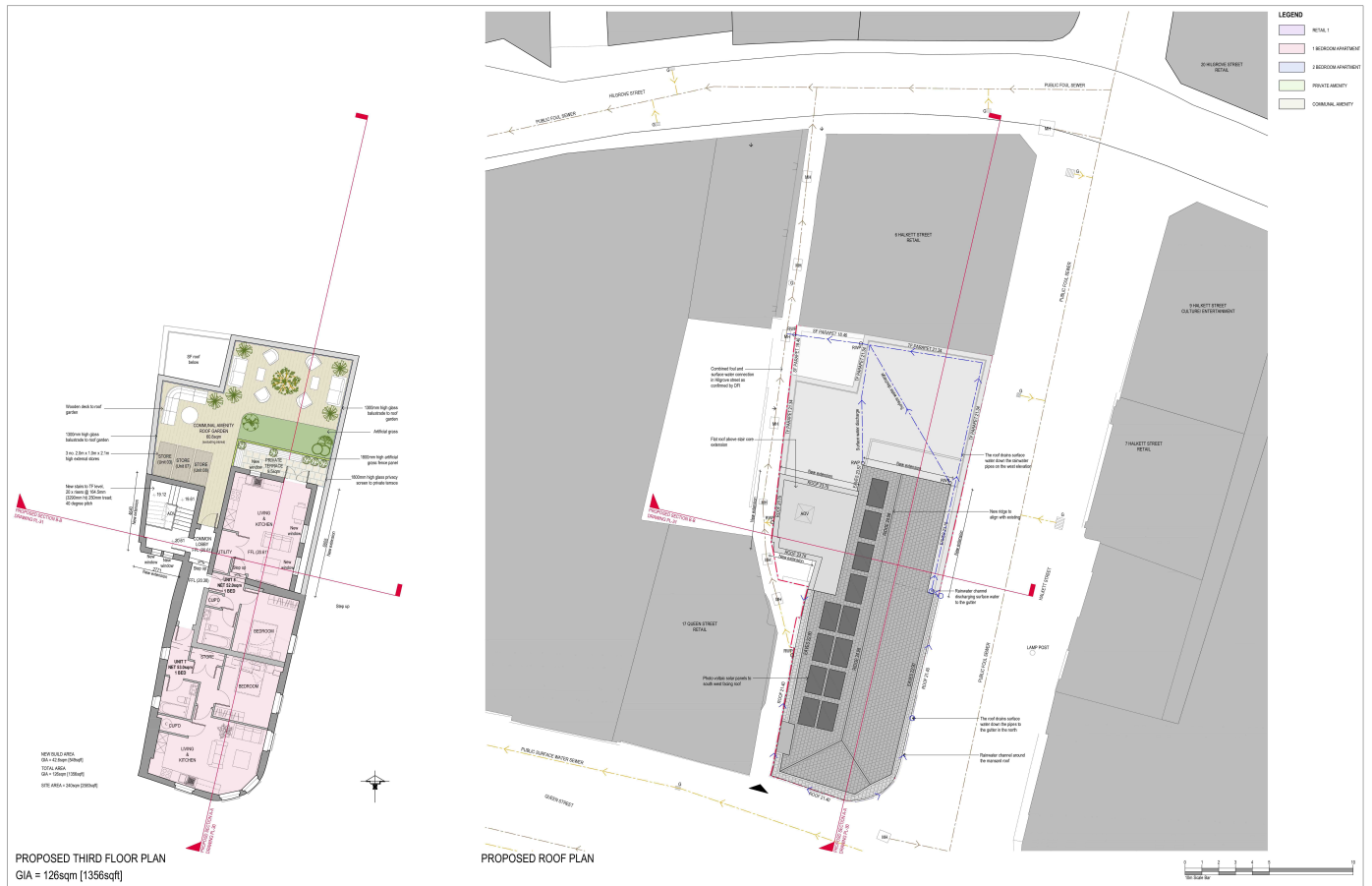
REF	SITE	DESCRIPTION
1	11-13	PLANNING SUBMISSION



Client	PETER BERTHOM	Scale	1:1000	Job No	CA24
Project	11 HAVELock ST & HALLETT ST ST HELEIER	Drawn	DPW	Draw No	PL 01
Showing	THE PROPOSED SITE PLAN - GROUND FLOOR PLAN	Date	04/07/2024	Rev	-







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 2010.
2. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITY.
3. THE ARCHITECT IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY THE CLIENT.
4. THE ARCHITECT HAS NOT CONDUCTED A VISUAL IMPACT ASSESSMENT.
5. THE ARCHITECT HAS NOT CONDUCTED A SOUND ASSESSMENT.
6. THE ARCHITECT HAS NOT CONDUCTED A VIBRATION ASSESSMENT.
7. THE ARCHITECT HAS NOT CONDUCTED A LIGHT ASSESSMENT.
8. THE ARCHITECT HAS NOT CONDUCTED A HEAT LOSS ASSESSMENT.
9. THE ARCHITECT HAS NOT CONDUCTED A FLOOD RISK ASSESSMENT.
10. THE ARCHITECT HAS NOT CONDUCTED A COLLISION ASSESSMENT.
11. THE ARCHITECT HAS NOT CONDUCTED A TRAFFIC ASSESSMENT.
12. THE ARCHITECT HAS NOT CONDUCTED A SECURITY ASSESSMENT.
13. THE ARCHITECT HAS NOT CONDUCTED A CRIME ASSESSMENT.
14. THE ARCHITECT HAS NOT CONDUCTED A TERRORISM ASSESSMENT.
15. THE ARCHITECT HAS NOT CONDUCTED A BIOTERRORISM ASSESSMENT.
16. THE ARCHITECT HAS NOT CONDUCTED A CHEMICAL ASSESSMENT.
17. THE ARCHITECT HAS NOT CONDUCTED A RADIOACTIVE ASSESSMENT.
18. THE ARCHITECT HAS NOT CONDUCTED A NUCLEAR ASSESSMENT.
19. THE ARCHITECT HAS NOT CONDUCTED A SPACE ASSESSMENT.
20. THE ARCHITECT HAS NOT CONDUCTED A TIME ASSESSMENT.
21. THE ARCHITECT HAS NOT CONDUCTED A QUALITY ASSESSMENT.
22. THE ARCHITECT HAS NOT CONDUCTED A USER ASSESSMENT.
23. THE ARCHITECT HAS NOT CONDUCTED A WELLBEING ASSESSMENT.
24. THE ARCHITECT HAS NOT CONDUCTED A RESILIENCE ASSESSMENT.
25. THE ARCHITECT HAS NOT CONDUCTED A SUSTAINABILITY ASSESSMENT.
26. THE ARCHITECT HAS NOT CONDUCTED A CLIMATE ASSESSMENT.
27. THE ARCHITECT HAS NOT CONDUCTED A CARBON ASSESSMENT.
28. THE ARCHITECT HAS NOT CONDUCTED A WATER ASSESSMENT.
29. THE ARCHITECT HAS NOT CONDUCTED A WASTE ASSESSMENT.
30. THE ARCHITECT HAS NOT CONDUCTED A POLLUTION ASSESSMENT.
31. THE ARCHITECT HAS NOT CONDUCTED A NOISE ASSESSMENT.
32. THE ARCHITECT HAS NOT CONDUCTED A AIR QUALITY ASSESSMENT.
33. THE ARCHITECT HAS NOT CONDUCTED A SOIL ASSESSMENT.
34. THE ARCHITECT HAS NOT CONDUCTED A GROUNDWATER ASSESSMENT.
35. THE ARCHITECT HAS NOT CONDUCTED A PLANT AND ANIMAL ASSESSMENT.
36. THE ARCHITECT HAS NOT CONDUCTED A CULTURAL ASSESSMENT.
37. THE ARCHITECT HAS NOT CONDUCTED A HERITAGE ASSESSMENT.
38. THE ARCHITECT HAS NOT CONDUCTED A LANDSCAPE ASSESSMENT.
39. THE ARCHITECT HAS NOT CONDUCTED A VISUAL AMENITY ASSESSMENT.
40. THE ARCHITECT HAS NOT CONDUCTED A SOCIAL ASSESSMENT.
41. THE ARCHITECT HAS NOT CONDUCTED A ECONOMIC ASSESSMENT.
42. THE ARCHITECT HAS NOT CONDUCTED A ENVIRONMENTAL ASSESSMENT.
43. THE ARCHITECT HAS NOT CONDUCTED A HEALTH ASSESSMENT.
44. THE ARCHITECT HAS NOT CONDUCTED A SAFETY ASSESSMENT.
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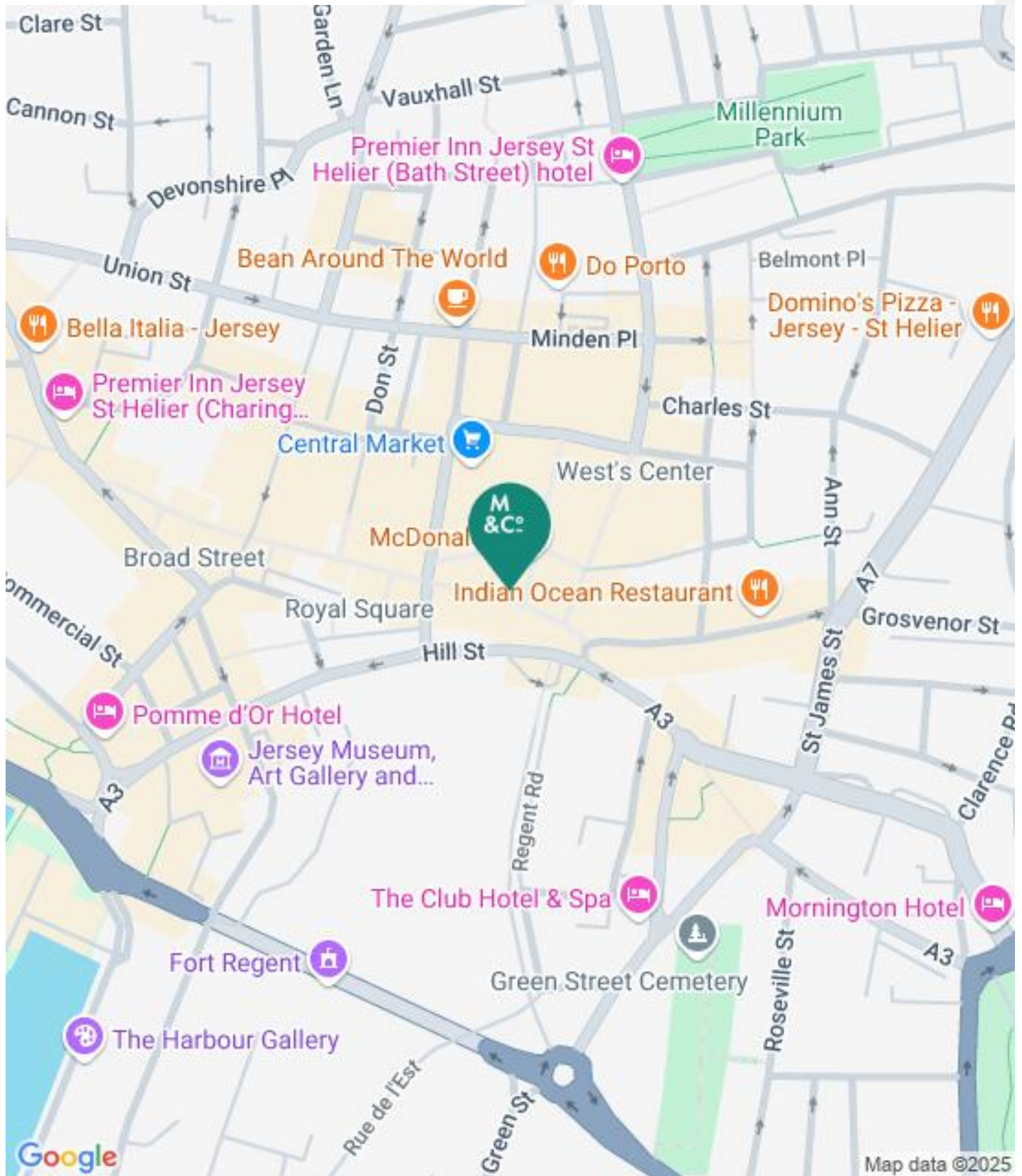
REF	SITE	DESCRIPTION
1	11 GREEN ST	PLANNING SUBMISSION

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1	11 GREEN ST	PLANNING SUBMISSION

REF	SITE	DESCRIPTION
1	11 GREEN ST	PLANNING SUBMISSION



PLANNING			
Client	PETER BERTHOM	Scale	As Shown
Project	11 GREEN ST & HALETT ST STABLES	Drawn	1:1000
Showing	THE PROPOSED THIRD FLOOR & ROOF PLAN	Date	10/11/23
Drawn	PL	Check	PL





## 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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[commercial@maillardandco.com](mailto:commercial@maillardandco.com)

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[www.maillardandco.com](http://www.maillardandco.com)

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01534 880 880