



# ST HELIER, JERSEY

## 8-12 Halkett Street and 12-18 Hilgrove Street



### LOCATION

Jersey is the largest of the four channel islands and St Helier is the capital and commercial and retail centre of the Island with a population of 96,000 with a large visitor and tourist population of approximately 740,000 people per year.

The new development will occupy a prominent corner location providing a flagship building and offers a rare opportunity to acquire a modern purpose built retail unit with large floor plates. The site is on the junction of Halkett Street and Hilgrove Street and is a busy thoroughfare linking queen Street to Beresford Street. Nearby occupiers include Boots, Next, Monsoon, Austin Reed, Jaeger and the Apple Store.

### DESCRIPTION

The property will be available on a shell and core specification on a prelet.

Ground Floor	3,131 sq ft	291 sq m
1 <sup>st</sup> Floor	2,975 sq ft	276 sq m
2 <sup>nd</sup> Floor	2,647 sq ft	248 sq m

### TERMS

The unit is available by way of a new 15 year full repairing and insuring lease subject to 3 yearly upward only rent reviews.

### RENTAL

£240,000 per annum exclusive

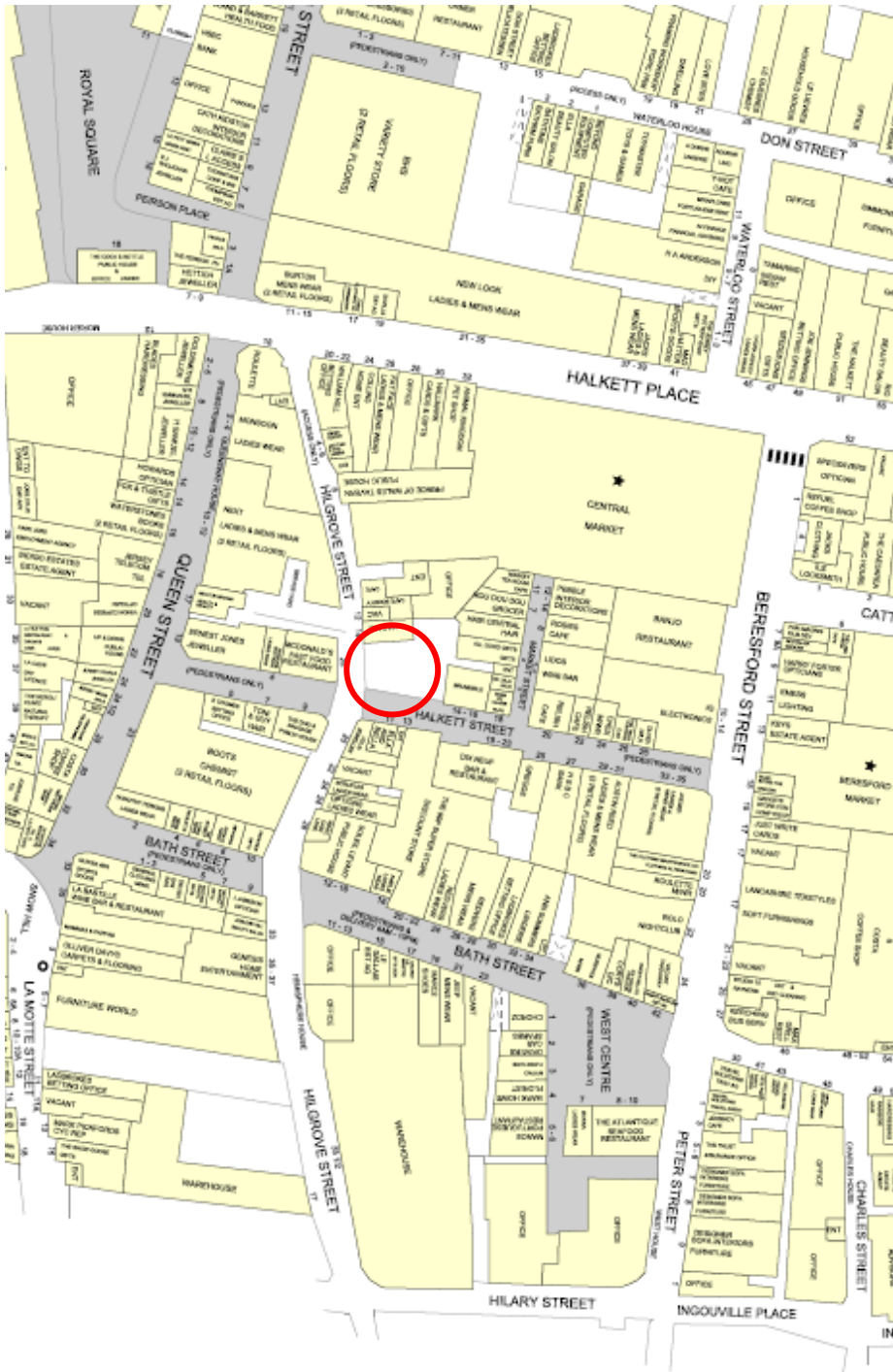
### VIEWING

Strictly via the sole agents:-

Beth Brading  
Tel: 020 7338 4362  
Email: [beth.brading@bnpparibas.com](mailto:beth.brading@bnpparibas.com)

Or BNP Paribas Real Estate – Jersey  
01534 629001  
Nick Trower or Chris Daniels

**SUBJECT TO CONTRACT**



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