



**19 Queen Street, St. Helier**  
**£80,000 pa**

**BROADLANDS**  
COMMERCIAL



## 19 Queen Street

- Ground floor retail premises - 1,334 sqft
- Busy prime corner retail location
- Immediately Available
- High levels of passing footfall
- For further information, please contact Nick Trower  
MRICS [nick@broadlandsjersey.com](mailto:nick@broadlandsjersey.com)
- Sole Agent

### Location

The property occupies a prominent corner position at the junction of Queen Street and Halkett Street.

More specifically the property is located opposite Boots and adjoining the new Queens Gate retail destination and it is highly visible from both Queen Street and Halkett Street respectively.

Other occupiers in the vicinity include Vision Express, Jersey Telecom, Toni and Guy, Costa Coffee, Hotel Chocolat and Waterstones.

There are public car parking facilities provided a short walking distance away within Minden Place, Snow Hill and Green Street car parks.



## Description

The unit occupies a prime position on Queen Street and benefits from a long return window frontage to Halkett Street.

Internally the unit benefits from a large open plan retail area, ample floor to ceiling heights, WC's and kitchenette.

There is also a basement store which is accessed from within the retail unit.

## Accommodation

The property has been measured in accordance with the RICS code of measuring practice and provides the following net internal areas.

Ground floor Retail 1,334 sqft 124 sqm Basement Storage 425 sqft 40 sqm

## Availability

The Property is available immediately, subject to completion of the legalities.

## Lease Terms

The premises are available on flexible terms by negotiation. In line with normal market practice a suitable covenant or guarantee will be required by the lessor.

## Rental

The asking rental is £80,000 pa

All rentals quoted are exclusive of all other outgoings and exclusive of GST if applicable.

## Legal costs

Each party to bear their own legal costs and any other costs incurred in the letting of this property.

## Viewing

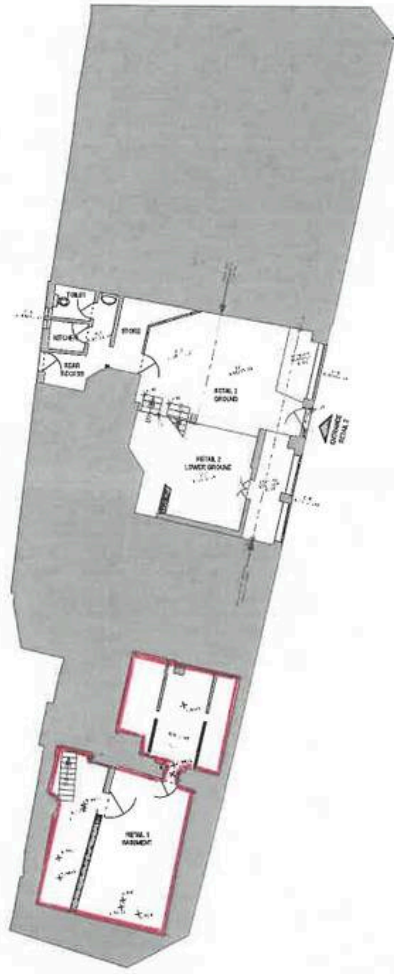
Strictly by appointment with the sole agent, Broadlands Commercial.

Nick Trower MRICS Director – Commercial T. +44 (0)1534 874141

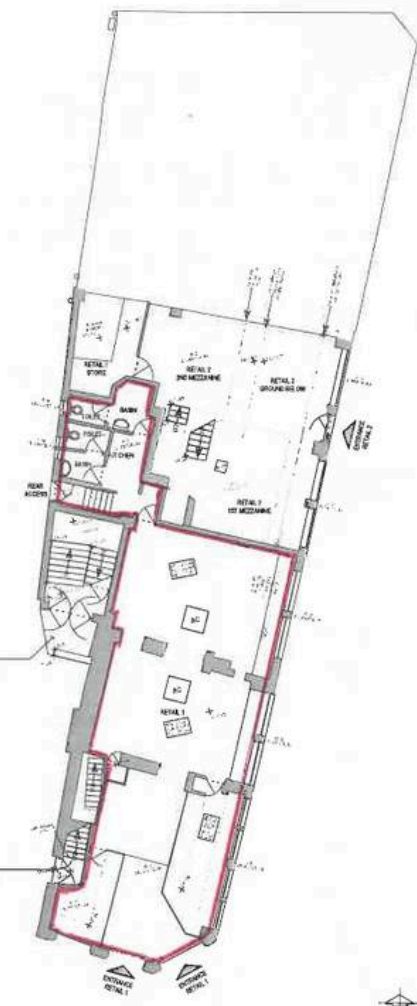
M. +44 (0)7797751558 [nick@broadlandsjersey.com](mailto:nick@broadlandsjersey.com)

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





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



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



NOTES

1. CHECK SCALE OF THIS DRAWING

2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE STATED

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REV	DATE	DESCRIPTION
1	2022	PLANNING APPLICATION

REV	DATE	DESCRIPTION
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REV	DATE	DESCRIPTION
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Client	PETER BERTHAM	Scale	1:100@A1	Job No.	GM4
Project	19 QUEEN STREET ST HELENS	Date	JUL 22	Dep No.	PL40
Drawing Title	EXISTING BASEMENT & GROUND FLOOR PLAN	Drawn	ML	Rev	-

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- 4. The vendor(s) or lessor(s) do not make or give and neither**

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