

COMMERCIAL PROPERTY INVESTMENT OPPORTUNITY



Sarre & Company
CHARTERED SURVEYORS

EX - ST CHRISTOPHER'S PREPARATORY SCHOOL LA RUE DE LA CHAPELLE ST CLEMENT



FREEHOLD SALE WITH VACANT POSSESSION



16 Gloucester Street, St.Helier, Jersey, Channel Islands, JE2 3QR

Tel: 01534 888848 Fax: 01534 888849

Email: property@sarreandco.com www.sarreandco.com



EX-ST CHRISTOPHER'S PREPARATORY SCHOOL ST CLEMENT

LOCATION

The property is located in the heart of St Clement, being approximately two miles due East of St Helier Town Centre.

More specifically, the premises are positioned on the Northern side of La Rue de la Chapelle, mid-way between the junctions with La Rue du Pontlietaut and La Grande Route de St Clement.

We attach a location plan and site plan for reference purposes.

DESCRIPTION

The premises were previously the preparatory school for the Parish of St Clement, however, in more recent times was occupied by St Christopher's Preparatory School with a nursery area.

The premises consist of a central building, with accommodation over ground and first floors, with two further detached rooms of accommodation. To the rear of the main building is a large yard, which was previously utilised as the playground for the school, with further storage areas.

The property would seem to be structurally sound, however, requires fundamental internal refurbishment.

We attach a floor plan of the premises and a selection of photographs for reference purposes.

ACCOMMODATION

The approximate Net Internal Areas of the accommodation are as follows:

Ground Floor	2,200 sq.ft.
First Floor	2,155 sq.ft.
Outbuilding to Front	675 sq.ft.
Outbuilding to Rear	465 sq.ft.
Storage to Rear	1,300 sq.ft.

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PLANNING

The building, incorporating the bay windows forming the majority of the Eastern side, is Listed as being a Building of Local Interest.

We believe the premises will be suitable for alternative commercial use subject to planning.

If a party wishes to explore a potential conversion/redevelopment to residential then a formal Change of Use would be required and we would recommend that early consultation with the Planning Department is undertaken.

The premises would be suitable for medical/wellness/nursery uses, however, it should be noted that the building at this present time does not benefit from any parking.

TENURE

The premises are available Freehold with vacant possession.

ASKING PRICE

£1.5 million.

OCCUPATION

Immediately upon completion of legal formalities.

LEGAL COSTS

Each Party to bear their own legal costs.

EX-ST CHRISTOPHER'S PREPARATORY SCHOOL ST CLEMENT

VIEWING

By contacting the vendor's sole agent:

**Alistair M Sarre BSc MRICS, Simon Gale LLB Hons AssocRICS
Or Reece Sarre**

**Sarre & Company
16 Gloucester Street
St Helier
Jersey
JE2 3QR**

Tel: 01534 888848

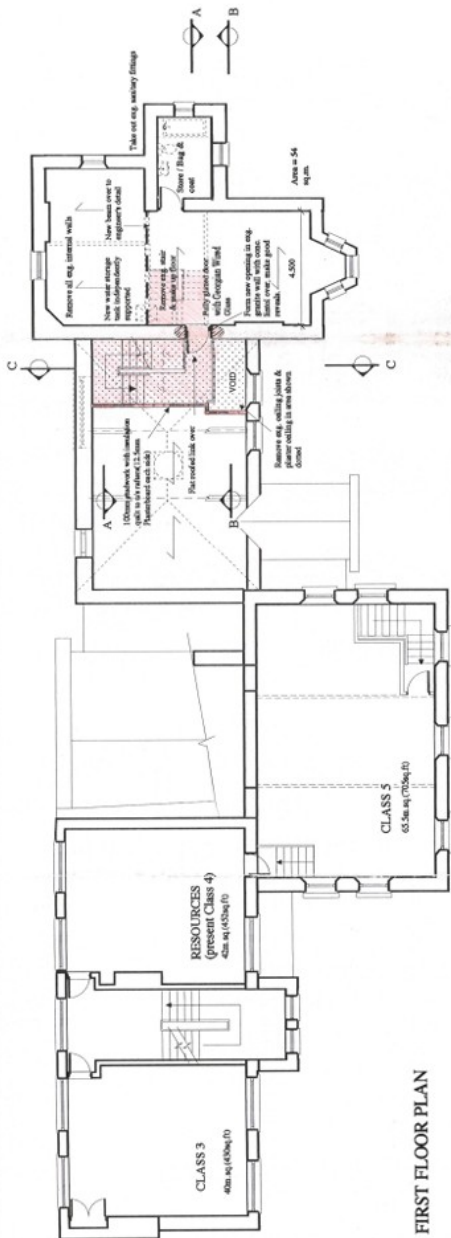
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Website: www.sarreandcompany.co.uk

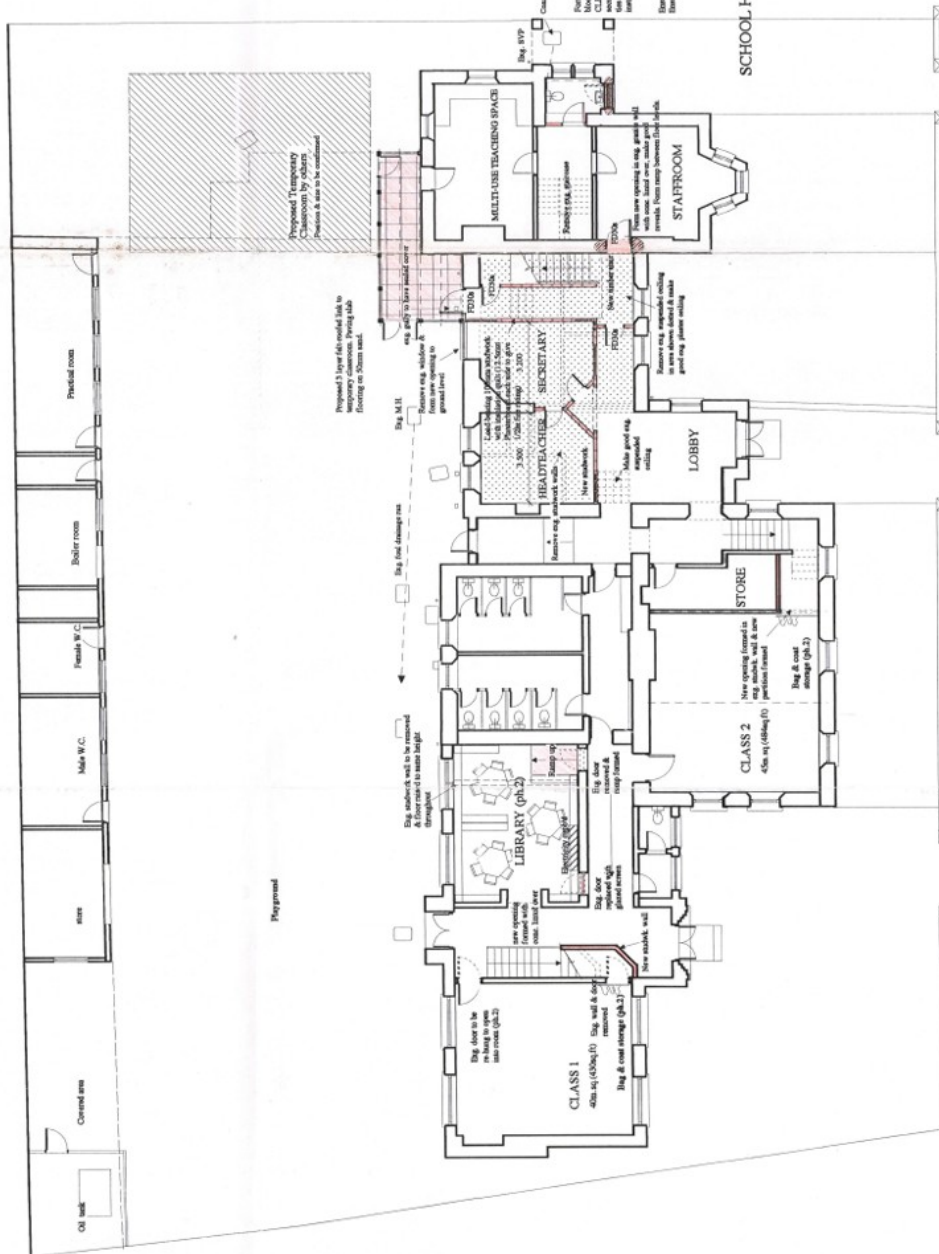
WHILST WE BELIEVE THESE PARTICULARS TO BE CORRECT NO RESPONSIBILITY CAN BE ACCEPTED FOR ANY INACCURACY



SECOND FLOOR PLAN



FIRST FLOOR PLAN



GROUND FLOOR PLAN



SCHOOL HOUSE



LA RUE DE LA CHAPELLE

PROJECT		St. Clement's School - Phase II	
DRAWING TITLE		La Rue de la Chapelle	
OWNER		St. Clement	
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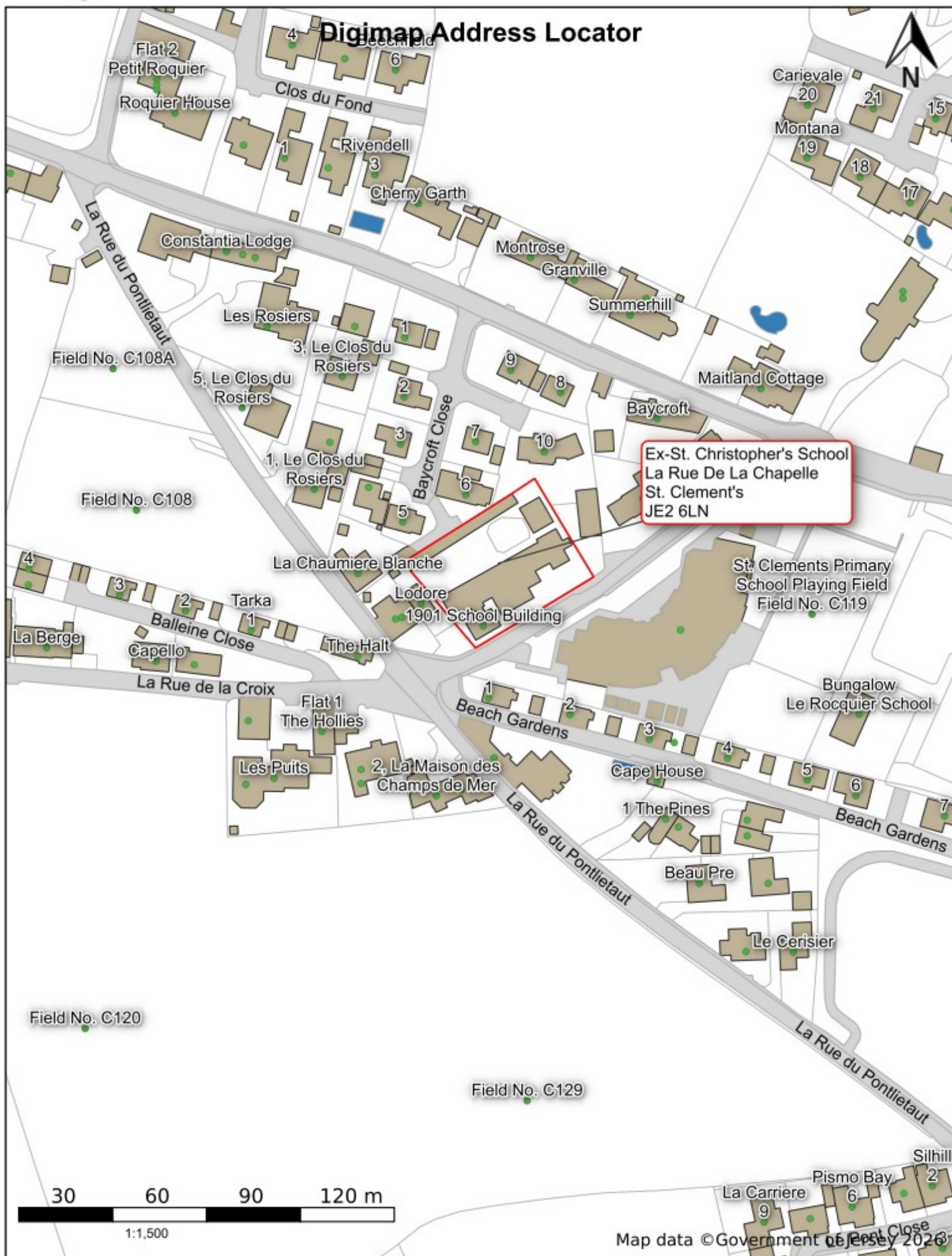
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Digimap Address Locator





digimap
DIGITAL MAPPING SYSTEMS

Digimap Address Locator



Ex-St. Christopher's School
La Rue De La Chapelle
St. Clement's
JE2 6LN

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Map data ©Government of Jersey 2026