

SUMMARY INFORMATION PACK

JSPCA Site

89 St Saviour's Road
St Helier, Jersey

A substantial mixed-use freehold site with
income-producing assets and
redevelopment potential.

**ALL ENQUIRIES AND REQUESTS TO VIEW TO
BE PRESENTED TO ALISTAIR SARRE MRICS,
via email on asarre@sarreandco.com**

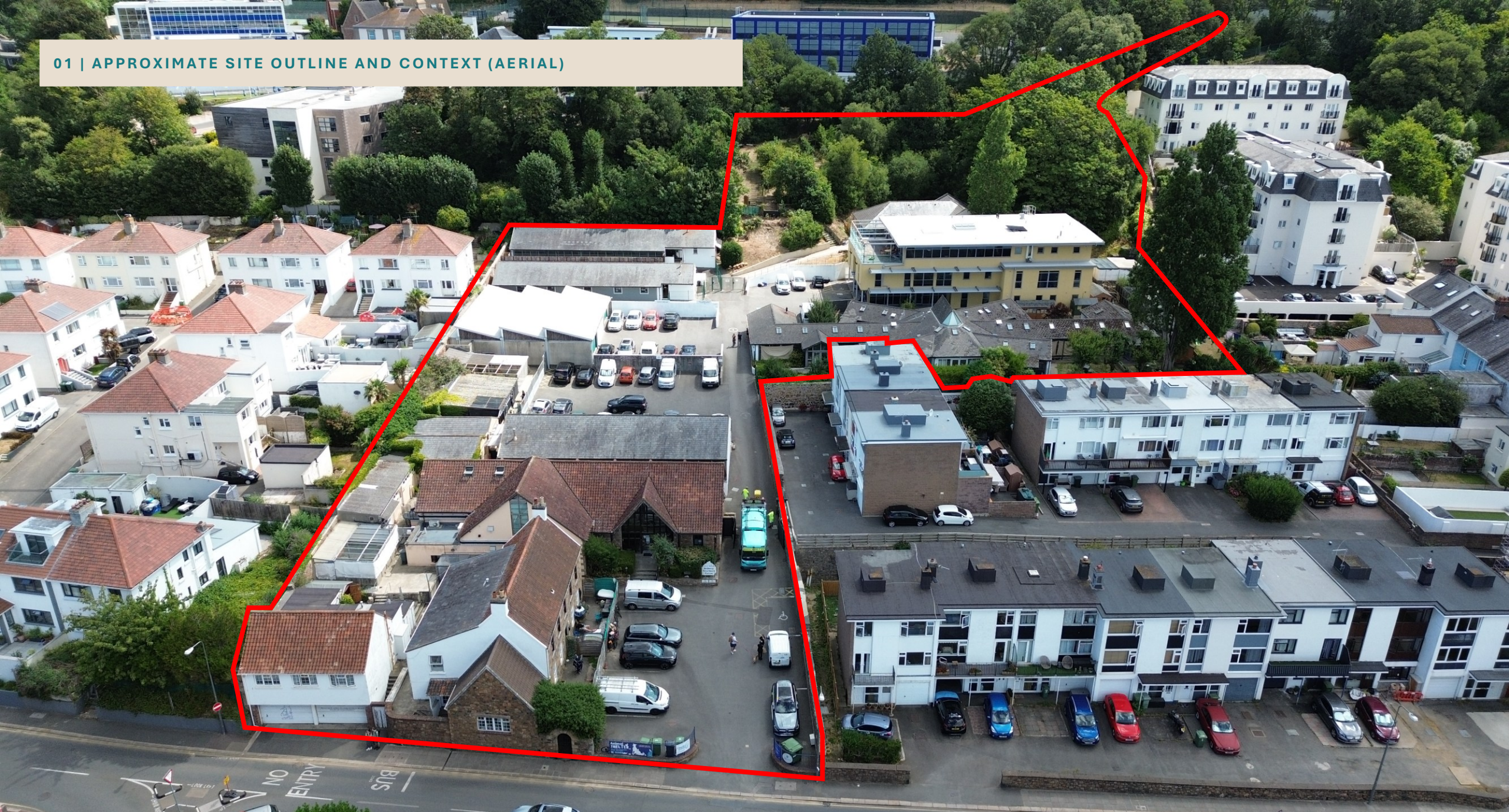
Opportunity presented by Sarre and Company Limited, working on instruction from and in partnership with the Jersey Society for Protection of Cruelty to Animals (JSPCA), a charity registered in Jersey, Channel Islands (Charity Number 68).



JSPCA
ANIMALS' SHELTER



01 | APPROXIMATE SITE OUTLINE AND CONTEXT (AERIAL)



A rare 2.3-acre mixed-use opportunity

Established occupation, multiple income streams and a phased disposal timetable.

9,400 m²

TOTAL SITE

2.3 acres

SITE AREA

£210k

PRESENT ANNUAL RENT

> £8m

GUIDE PRICE

THE PROPOSITION

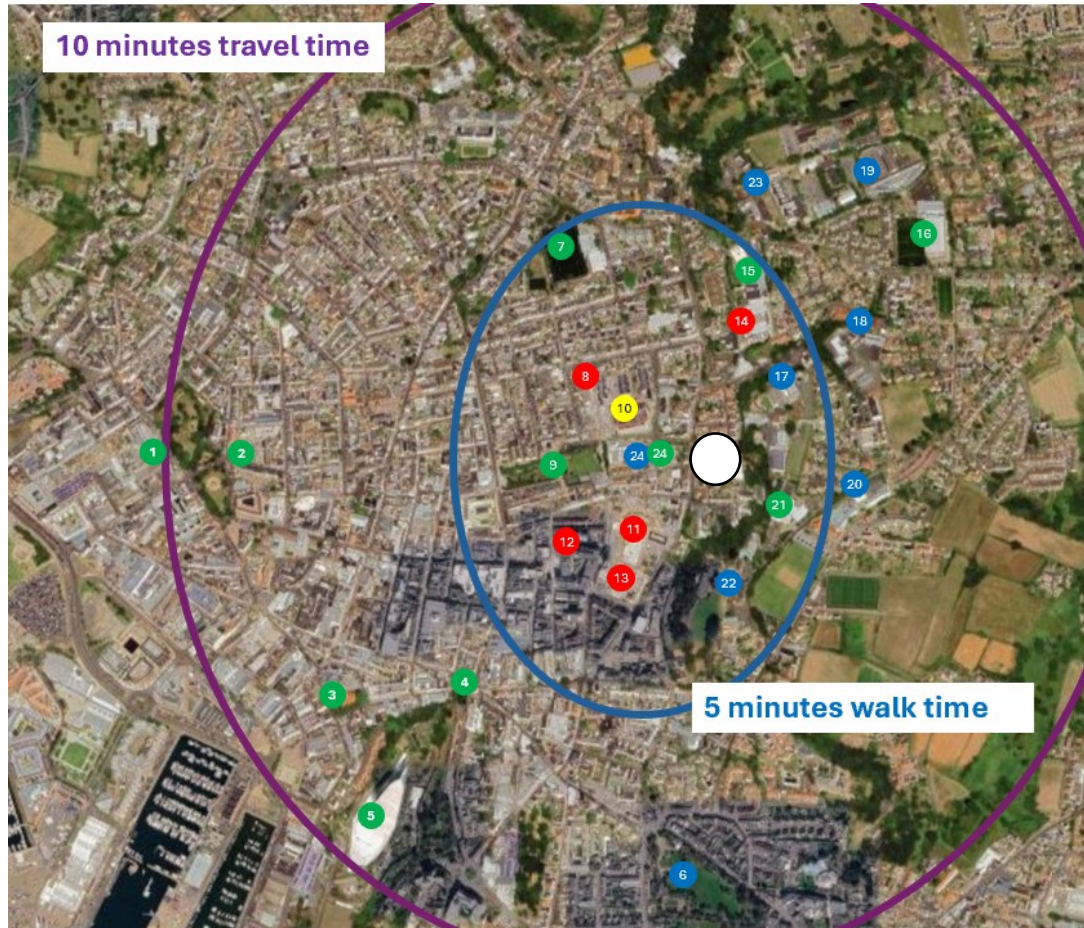
- As a part of it' strategic plans, the JSPCA are considering options for its future property requirements and is inviting interested parties that may want to acquire some or all of its existing site to express an interest via this process.
- The JSPCA's present property is a freehold complex incorporating residential, veterinary, animal welfare, education and land uses.
- Existing tenancy positions can be viewed to provide income for investment purposes.
- The JSPCA's preference is to discuss a whole-site sale, although part-disposal proposals may also be considered.
- Deferred completion is expected so relocation premises can be secured by the JSPCA in advance of full exit from the existing site.

OFFERS OVER £8 MILLION ARE INVITED FOR THE WHOLE OF THE SITE



A prominent St Helier location

Fronting a principal ring-road route and surrounded by established residential and education uses.



LOCATION HIGHLIGHTS

- Eastern side of St Helier, fronting St Saviour's Road.
- Positioned between Wellington Road and Woodville Avenue.
- Opposite the junction with La Rue La Masurier.
- Mixed-use neighbourhood with primarily residential surroundings.
- Eight education establishments within 10 minutes travel time.
- 14 public (sports, government, health, park) facilities within 10 minutes travel time.
- 1,500 new homes developed in surrounding area.

The scale and configuration create scope for a range of occupation, investment and redevelopment strategies, subject to consents.

Opportunity, tenure & timing

A flexible transaction, structured around the JSPCA’s relocation requirements.

TENURE

Freehold ownership

Buildings may be capable of sale on a freehold or flying freehold basis.

DISPOSAL

Whole site preferred

Consideration may be given to part disposal, although a comprehensive sale is preferred.

OCCUPATION

Subject to tenancies

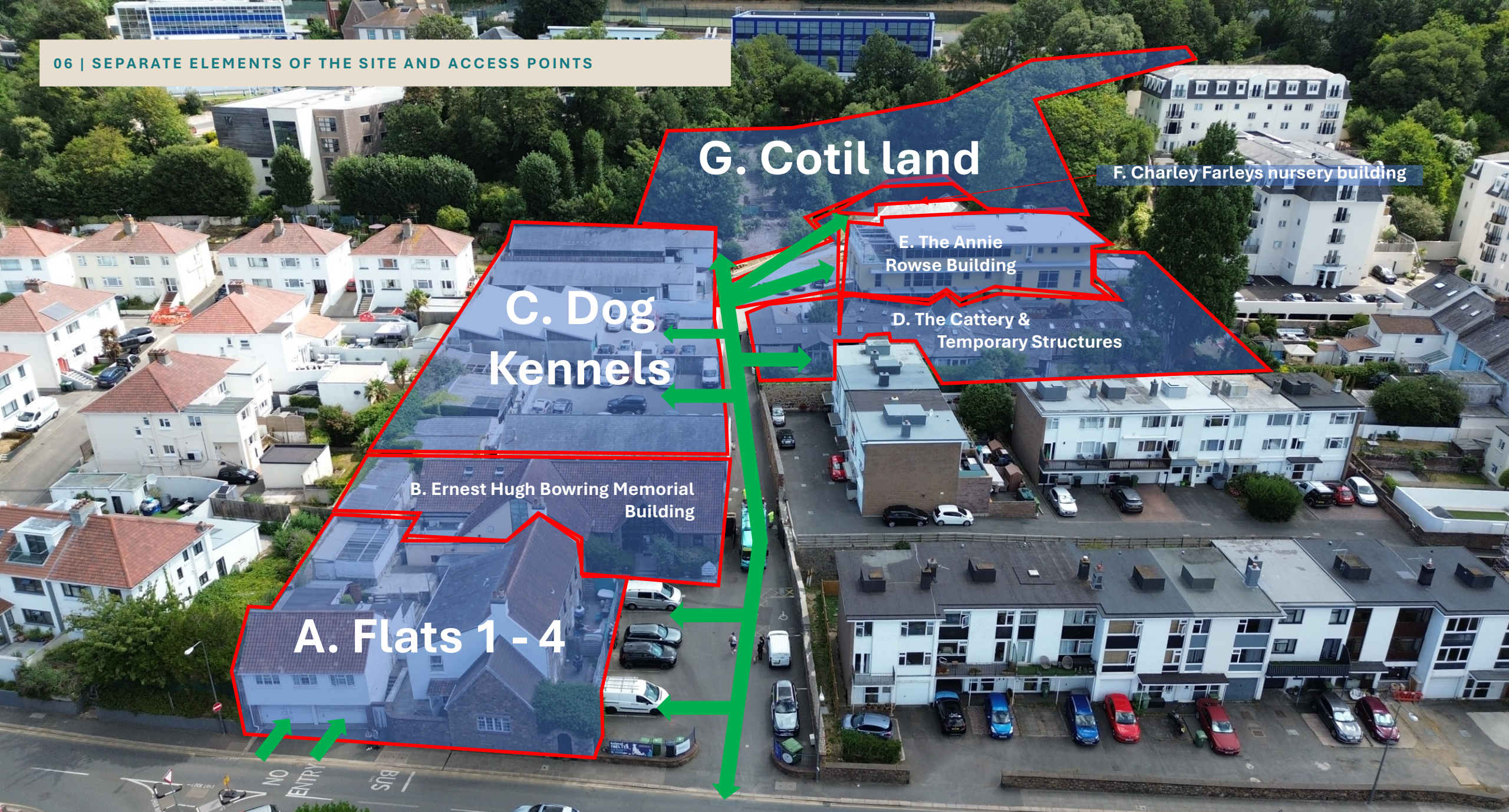
Existing leasehold interests remain in place and are summarised in the tenancy schedule.

TIMING

Deferred completion

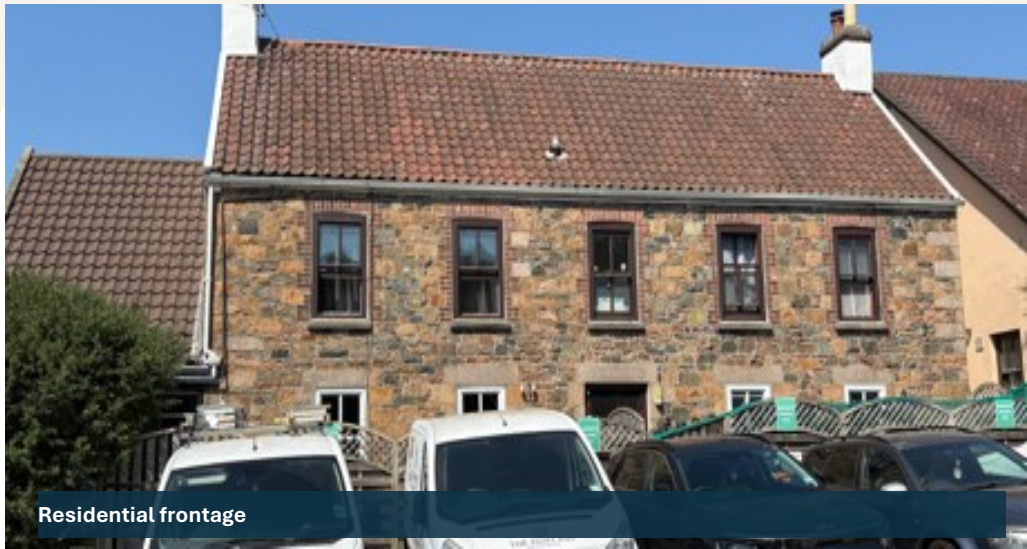
A time lag between agreement and completion will facilitate the JSPCA relocation process.

EXPRESSIONS OF INTEREST INVITED

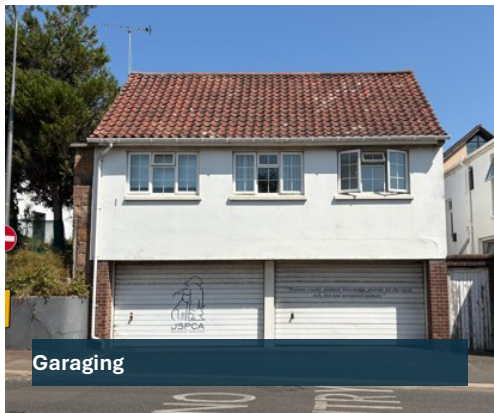


A. Flats 1 – 4

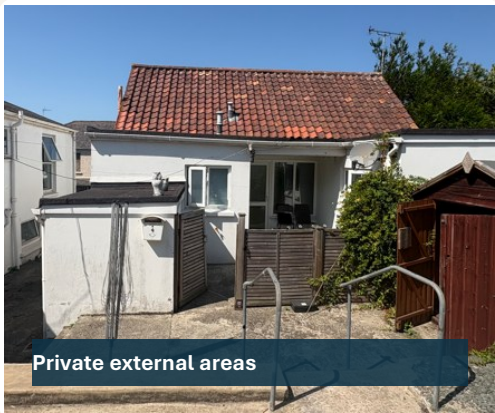
Four self-contained homes with garaging.



Residential frontage



Garaging



Private external areas

ACCOMODATION SCHEDULE			
Unit 1	1-bed maisonette	696 sq ft	1 garage
Unit 2	2-bed maisonette	716 sq ft	1 garage
Unit 3	2-bed maisonette	718 sq ft	1 garage
Unit 4	2-bed bungalow	569 sq ft	1 garage



Site location



Aerial image

B. Ernest Hugh Bowring Memorial Building

A two-storey veterinary surgery with offices, ancillary accommodation and dedicated parking.

4,423 sq ft

GROSS INTERNAL AREA

3,645 sq ft

NET INTERNAL AREA

392 sq ft

REAR ANCILLARY

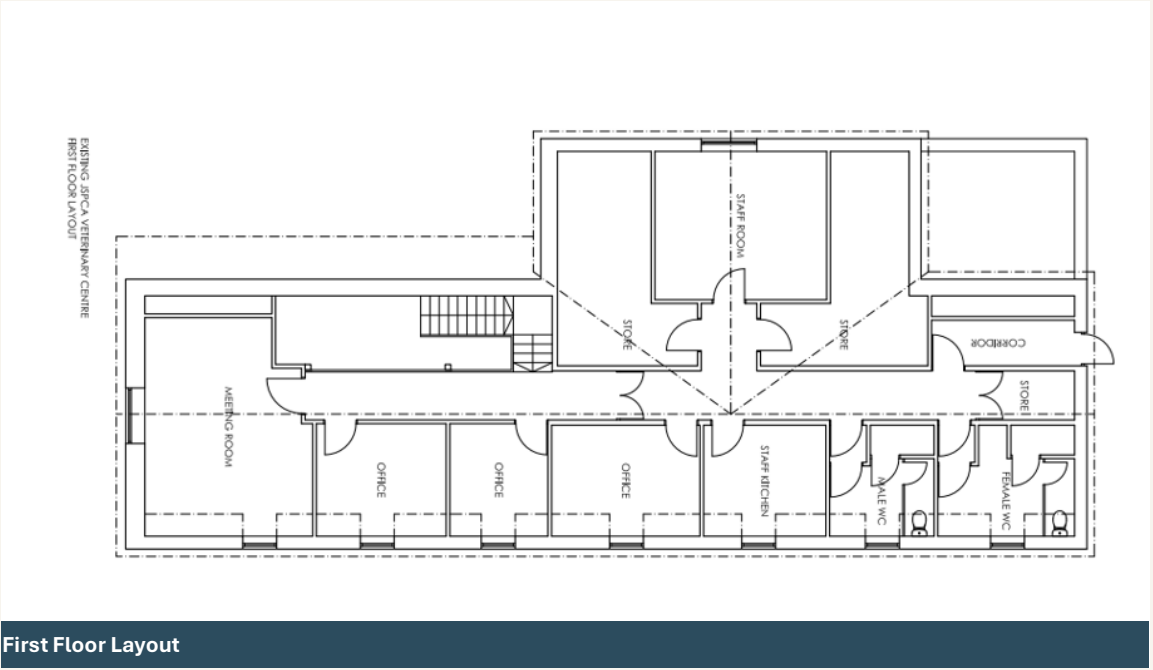
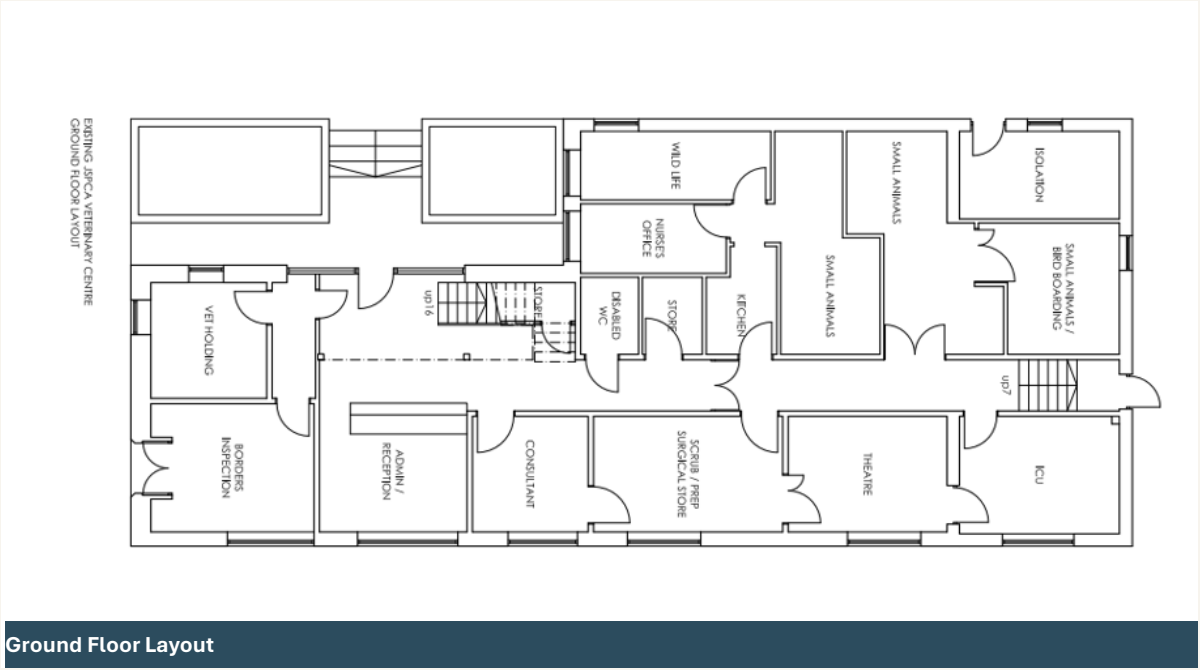
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CAR SPACES



B. Ernest Hugh Bowring Memorial Building

A two-storey veterinary surgery with offices, ancillary accommodation and dedicated parking.



C. Dog kennels

A substantial operational area with extensive accommodation and parking.

9,648 sq ft

GROSS INTERNAL AREA

29

CAR SPACES



REDEVELOPMENT POTENTIAL

Previously this area of the site held a planning permission for twelve 3-bedroomed terraced houses.



D. The Cattery & temporary structures

Purpose-built cattery accommodation with aviaries, ancillary structures and parking.



5,452 sq ft

CATTERY GIA

1,934 sq ft

OTHER STRUCTURES

54

SEPARATE CAT UNITS

9

CAR SPACES



E. The Annie Rowse Building

Modern (2012) purpose-built accommodation. Three-storey. Vets / healthcare. Lift access. Cafeteria. Roof terrace.

11,682 sq ft

GROSS INTERNAL AREA

9,653 sq ft

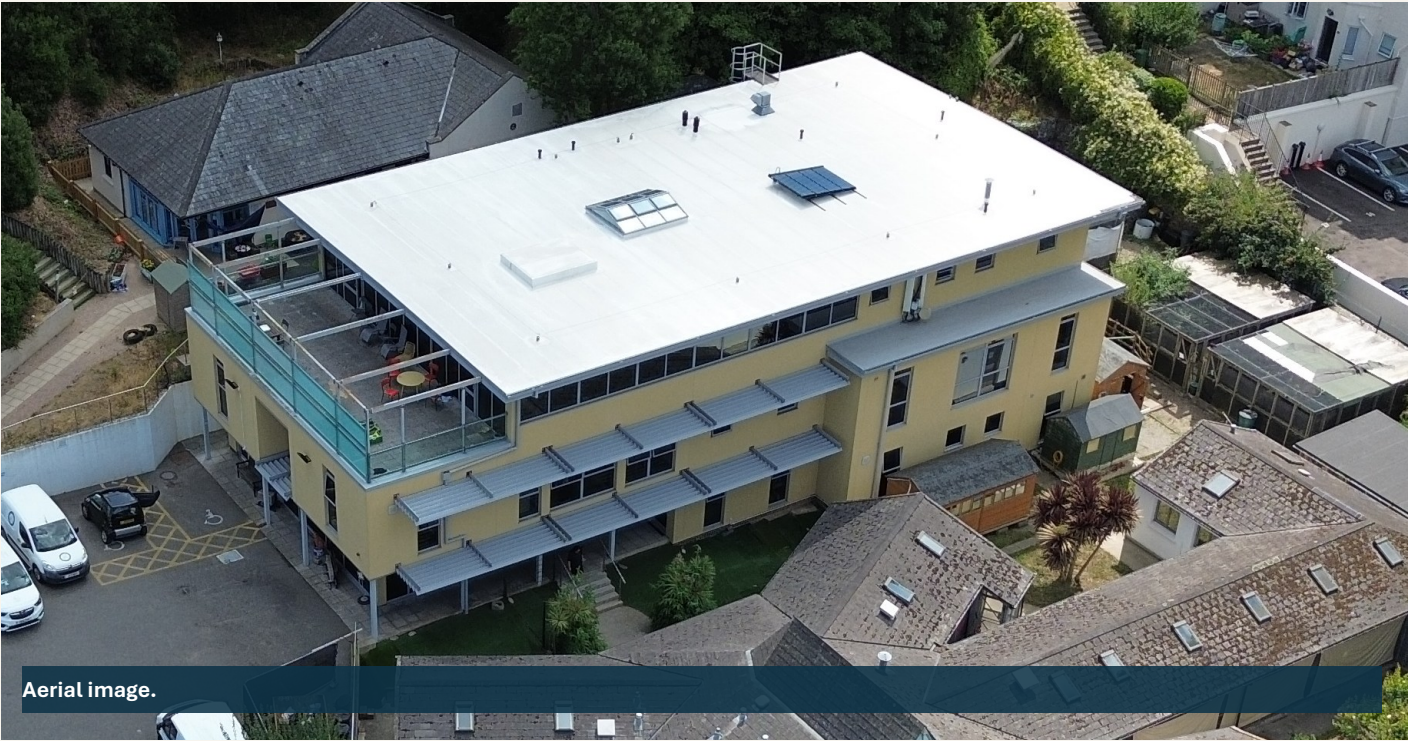
NET INTERNAL AREA

700 sq ft

APPROX ROOF TERRACE

10

PARKING SPACES



F. Charley Farley’s Nursery building

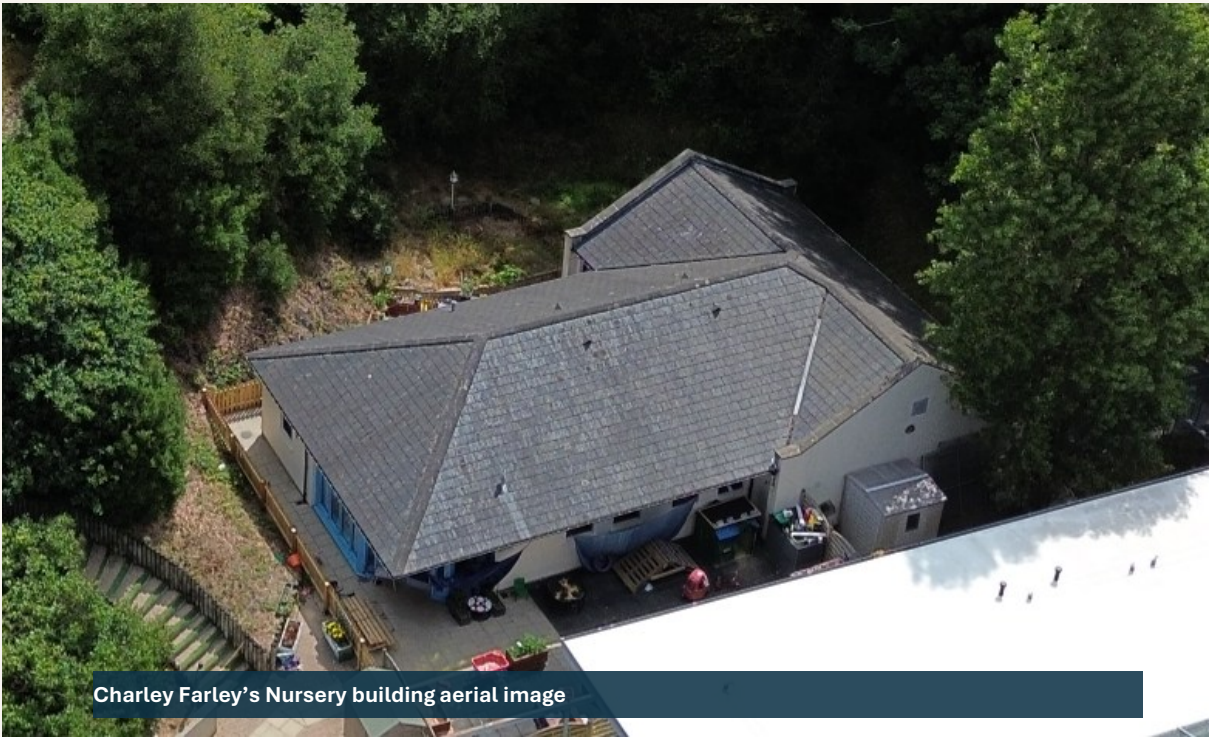
Long-dated nursery income with dedicated external play space.

1,694 sq ft

BUILDING GIA

945 sq ft

PLAY AREA



G. Cotil land

A sizeable rear landholding forms part of the overall opportunity.

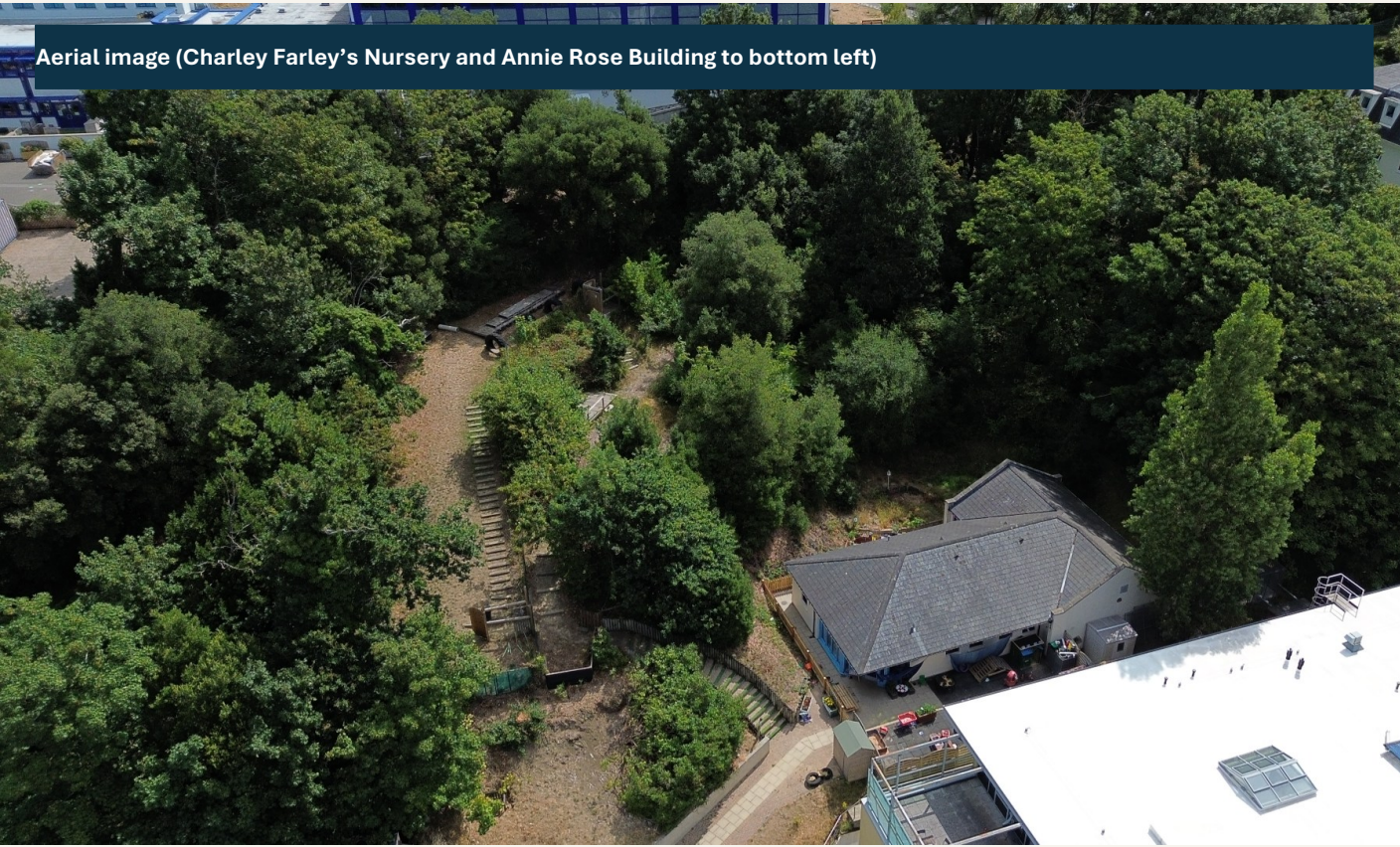
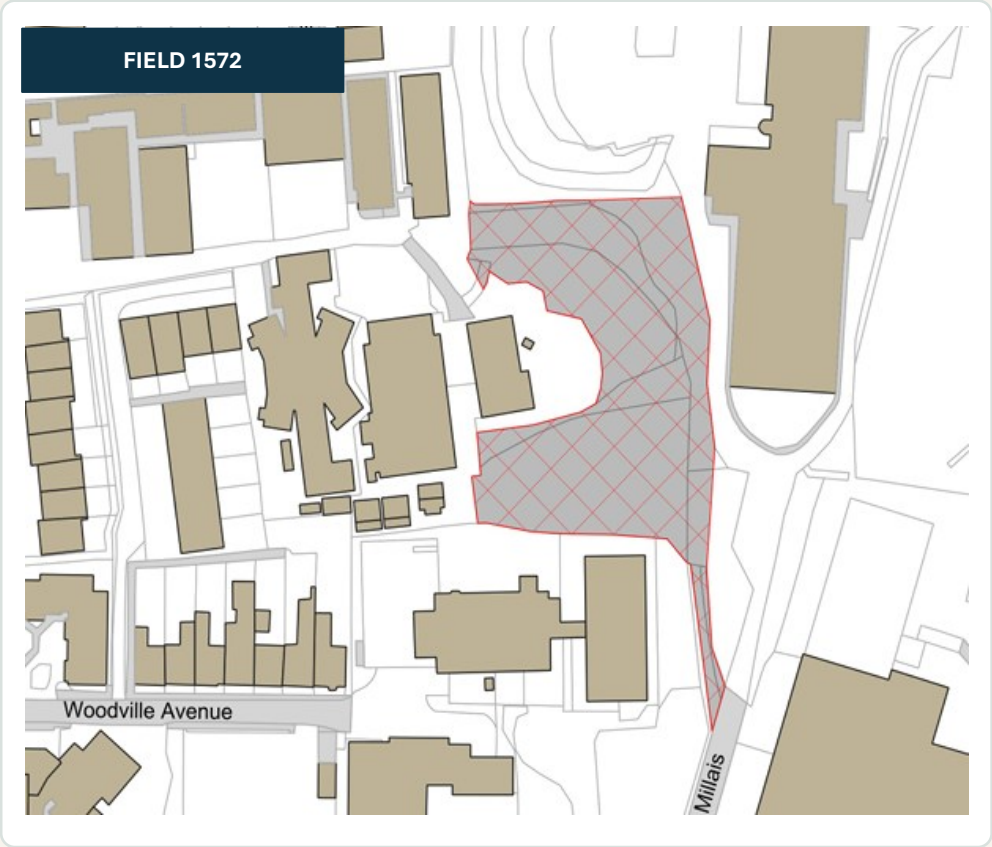
2,500 m²
APPROXIMATE COTIL LAND AREA

Pedestrian access connects towards Langford Sports Centre and Le Mont Millais.

Set back from roadside and against hillside behind.

Adjacent to five-storey Woodville Apartments complex.

Elevated west-facing views across St Helier and town.



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VIEWING & FURTHER INFORMATION

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