

Frederick Hugh HOUSE

48 OLD CHURCH STREET
LONDON SW3 5BY

AVAILABLE TO LET

OPPORTUNITY TO OCCUPY UNIQUE F1 SCHOOL
ACCOMMODATION IN THE HEART OF CHELSEA, LONDON.

£35 PER SQ FT





Site boundary is for indicative purposes only

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THE OPPORTUNITY

- Opportunity to lease a property in the heart of Chelsea for F1 use.
- Old Church Street connects directly to the Kings Road in Chelsea.
- Property extends to approximately 13,800 sq ft (NIA) on a site of c. 0.21 acres.
- User must fall within the F1 use class order to adhere to the S106 Agreement and the number of pupils is restricted to 30.
- The S106 restricts the use of the Site to a 'Non-maintained special school'.
- A change of use would be subject to planning permission and a Deed of Variation of the S106 Agreement and alternative uses would need to remain within the Social/Community Use designation.



Viewing by appointment only.

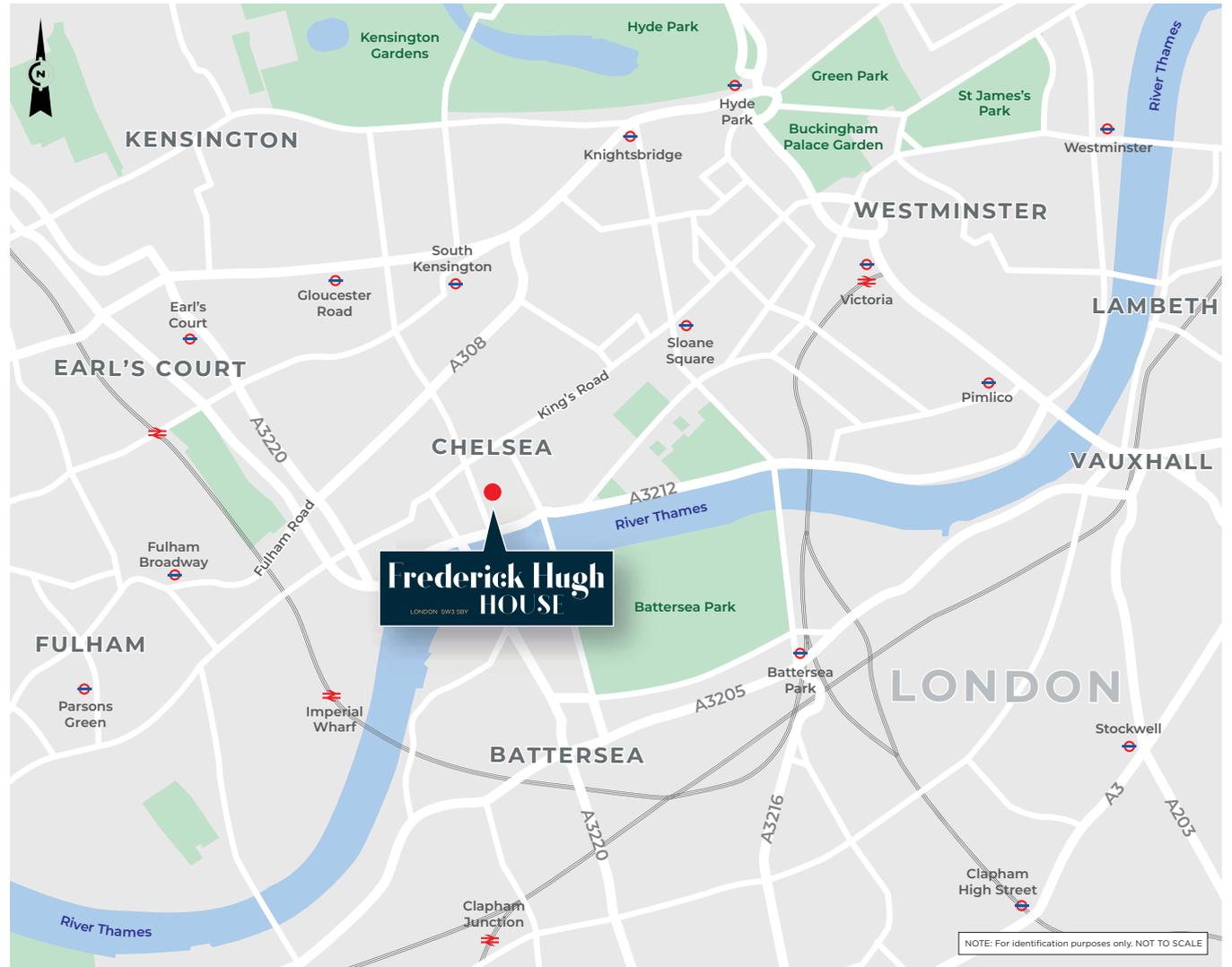
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LOCATION AND CONNECTIVITY

Frederick Hugh House lies within the heart of Chelsea, in the Royal Borough of Kensington & Chelsea. The property is set back from Old Church Street behind Rectory Chambers. The property is situated just 150 metres from the iconic King's Road to the north and 250 metres from the River Thames to the south.

The surrounding area is predominantly residential in nature, with local amenities being provided on the nearby King's Road. The King's Road provides access to a number of shops, cafes, restaurants, bars and galleries. Battersea Park is situated to the south-east of the property, on the other side of the river, providing access to green open space.

The site is well connected in terms of public transport links. Regular bus services can be accessed on the nearby King's Road, providing connections to Central London. Additionally, South Kensington tube station is approximately 0.8 miles to the north and Sloane Square tube station is approximately 1 mile to the north-east, enabling access to the Circle, District and Piccadilly lines.





SITE DESCRIPTION

The property was built between 1972-74 to provide a mixed-use, three-storey development. Before being occupied by a special needs school, the building comprised of six duplex apartments and ground floor office accommodation, arranged around a courtyard in a U-plan.

The building was redeveloped as a special needs school in 2009, which opened in 2010. The school closed in 2021 and the property is currently vacant.

Internally the building provides a number of classrooms, staff rooms, multi-purpose spaces, a physio room, an outdoor play area, and various ancillary uses. Within the school there is lift access to all levels and two internal staircases. Entry to the property is gated and there is a disused car ramp that leads to the first-floor level.

Within the southern section of the building there is a self-contained three-bedroom duplex apartment, which was previously used as accommodation for the teaching staff. The apartment comprises an open kitchen/dining room, a separate living room, three bedrooms, a WC and two bathrooms. The apartment also benefits from a terrace that is accessed from the master bedroom.





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ACCOMMODATION

The site area totals approximately 0.21 acres. We have been provided with the Architect's 'as built' floor plans from 2009, which provide the following approximate building floor areas. The GIA floor areas include external spaces.

Floor	Floor Area NIA		Floor Area GIA	
Ground	631 sq m	6,794 sq ft	697 sq m	7,507 sq ft
First	269 sq m	2,892 sq ft	664 sq m	7,149 sq ft
Second	383 sq m	4,126 sq ft	505 sq m	5,436 sq ft
Total	1,283 sq m	13,812 sq ft	1,866 sq m	20,092 sq ft



TEACHER'S ACCOMMODATION



PLANNING

48 Old Church Street is located within the administrative boundaries of the Royal Borough of Kensington and Chelsea. The site is located within the Cheyne Conservation Area. Whilst the property is not statutorily listed, we understand that it is considered to be of both architectural and historical interest.

The site was originally built between 1972-74, as a low-rise residential complex comprising of 6 duplex apartments and 727 sq m of office accommodation on the ground floor.

In 2009 the site was granted planning permission for conversion into a special needs school, Use Class D1. This change of use for the building was secured as part of a wider consent for redevelopment of the adjacent Jamahiriya School and 36A Glebe Place to residential use.

Effective from September 2020, an amendment to the Town and Country Planning (Use Classes) Order was made which included updating Use Class D1. Non-residential institutions now fall under Use Class F1.

User must fall within the F1 use class order to adhere to the S106 Agreement and the number of pupils is restricted to 30.

The S106 restricts the use of the Site to a 'Non-maintained special school'. Alternative uses are available subject to planning.

A change of use would require a Deed of Variation of the S106 Agreement and alternative uses would need to remain within the Social/Community Use designation.



ADDITIONAL INFORMATION

RENT

The property is available for a rent of £35 per sq ft.

EPC

Rating D.

VIEWINGS AND FURTHER INFORMATION

Viewings are strictly through prior appointment only via the landlord's sole agent JLL.



CONTACTS

Catherine Rule

Senior Surveyor

+44(0)7732 057 608

+44(0)207 399 5137

catherine.rule@jll.com

Sajaad Ahmad

Director

+44(0)7841 199 840

+44(0)203 147 1089

sajaad.ahmad@jll.com

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