

ST MARY'S HALL SENIOR SCHOOL

Eastern Road • Brighton • BN2 5JF



Former school premises including teaching,
boarding, sports and arts facilities

118.5 to 8,369.8 sq.m (1,275 to 90,096 sq.ft) gross internal

Letting enquiries invited for the whole or parts

Description

The Senior School site extends to approximately 1.84 ha (4.54 acres) and accommodates a variety of buildings and tennis courts set in landscaped grounds. Vehicular access is from Eastern Road.



Main School Building

Grade II listed building dating from around 1836 arranged on basement, ground and two upper floors. Provides a range of different size classrooms and laboratories with library, staff rooms, offices, stores, kitchens/dining hall, changing rooms and WC facilities. A rear extension dating from around 1969 provides a large sports hall with stage, stores and music rooms.

Total gross internal area approximately 3,625.7 sq.m (39,031 sq.ft).



Elliot House/School House

Recently refurbished purpose built boarding house arranged on basement, ground and two upper floors. Provides 48 bed/study rooms with communal shower and WC facilities plus 3 staff flats, office, quiet room, class rooms, laundry, kitchen/coffee room and a common room. Some of the ancillary rooms could be used as additional bedrooms.

Total gross internal area approximately 1,631.2 sq.m (17,560 sq.ft).



Venn House

Purpose built boarding house dating from around 1981 arranged on ground and two upper floors. Provides 24 bed/study rooms with communal shower and WC facilities plus 2 staff flats, offices, stores, laundry, lounge and sanatorium. Some of the ancillary rooms could be used as additional bedrooms.

Total gross internal area of approximately 991.6 sq.m (10,673 sq.ft).



Mary Bryan Theatre

Single storey building arranged as a theatre, with stores and WC facilities.

Total gross internal area approximately 118.5 sq.m (1,275 sq.ft).

Swimming Pool Building

Purpose built block dating from around 1976 arranged on ground and first floors. Provides swimming pool, viewing gallery, changing rooms, WC facilities and various sized class rooms.

Total gross internal area approximately 867.7 sq.m (9,340 sq.ft).



Art Department

Two storey building dating from 1830s. Provides various sized art studios, stores and WC facilities.

Total gross internal area 321.4 sq.m (3,459 sq.ft).



Martin House

Two storey purpose built teaching building dating from the 1980s. Provides classrooms, stores and WC facilities.

Total gross internal floor area 165.7 sq.m (1,783 sq.ft).



St Mark's Chapel

Former church dating from 1849. Currently being refurbished to provide a large communal area, suitable for events and other uses.

Total gross internal area 648.0 sq.m (6,975 sq.ft).



Please note: The adjacent Roedean Junior School is unaffected by these proposals and is not available.

Location

Brighton is a major commercial, tourist and cultural centre located on the south coast of Sussex, approximately 59 miles south of London, 12 miles east of Worthing and 20 miles west of Eastbourne. The city is on the A23 and has dual carriageway links to Gatwick Airport and the national motorway network. Mainline train services are available from Brighton to London (fastest journey time around 55 minutes), Gatwick Airport and many major towns in the south east.

St Mary's Hall Senior School is situated in the Kemp Town area of Brighton on the north side of Eastern Road, close to the Royal Sussex County Hospital. This area is well served by local retail facilities and is within easy reach of the seafront and Brighton Marina.

The city centre is around 1 mile to the east and this location benefits from easy access to the A23 and A259. The A23/A27 interchange is some 4 miles to the north. The school is well served by public transport with numerous bus routes passing along Eastern Road, with Brighton railway station being around 1.75 miles to the west.



Rateable value

To be re-assessed.

Legal costs

Each ingoing tenant is to be responsible for both parties' legal costs incurred in any transaction.

Viewing

Strictly by prior appointment through sole agents Cluttons. Interested parties must not visit the site without an appointment.

Terms

Available to let either as a whole or in parts on terms to be agreed. All leases to be outside the security of tenure provisions of sections 24-28 of the Landlord & Tenant Act 1954.

Rental offers are invited for the whole site or individual buildings. Further details upon request.

Please note: Freehold or long leasehold disposals of the whole or any part of the site will not be considered.

Town Planning

The buildings have previously been used as a day and boarding school and may be suitable for alternative uses within Use Classes C1, C2, D1 and D2, subject to all the necessary planning consents being forthcoming. However, all interested parties must make their own enquiries of the Planning Department at Brighton & Hove City Council to satisfy themselves that their proposed use will be allowed.

CLUTTONS

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