

From: Nicola Spencer **On Behalf Of** Planning
Sent: 02 November 2018 15:19
To: Richard Castro-Parker
Subject: FW: BE/100/18/PL planning ref re Bognor Change of Use

Nicola Spencer | Technical Support Manager, Planning Department, Arun District Council | Location: First floor, Arun Civic Centre,
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Visit Arun's web site at www.arun.gov.uk.



Save the environment - think before you print.

From: James Hadley [REDACTED]
Sent: 29 October 2018 15:08
To: Miriam Nicholls; Planning
Subject: BE/100/18/PL planning ref re Bognor Change of Use

Hi Miriam and Planning,

I just wanted to follow up regarding the recent objection re application BE/100/18/PL. You'll have to excuse me as I'm new to all this and wanted to make sure all bases were covered so I thought I would email directly as this was submitted on behalf of myself, James Hadley.

I have included below an overview from Mikael Goldsmith at Flude commercial regarding the advertising of the property and they have confirmed this property has been actively advertised with them and vacant since February 2016, a total of 2 years and 8 months. They have also included an overview of their marketing as well as evidence and screen shots of the paper back in Feb 2016 when this was a new instruction to them.

I just wanted to make you aware with regards to this and the period of time that the property has been vacant to alleviate any concerns in this area as this was one of the things we first checked to ensure suitability from our end.

I believe our contractor has sent some of this information over direct to the planning department, although this email contains more detail from the agent appointed throughout the last 2 years 8 months.

I am hoping this will clear up any issues regarding this but if you need to discuss further feel free on this

Thanks for your assistance
James

From: Mikael Goldsmith
Sent: 29 October 2018 13:39

Subject: RE: Bognor Change of Use - INFO REQUIRED

Dear Lewis,

Flude Commercial have provided a variety of mediums to market the premises which are as follows:

Property Particulars

We have prepared our own in-house marketing particulars describing the premises. These have been updated throughout the marketing period. See attached details

Marketing Boards

A marketing board has been erected on the front of the premises. See attached image.

Hard Copy and E-Mailing

Applicants registered with our firm who have requirements that might be satisfied by the subject property have been emailed on a regular basis. Example mailshot attached.

Advertising

We have run multiple advertisements in local publications. See attached images.

Website Marketing

Details of the subject property have been added to the following commercial property related websites:

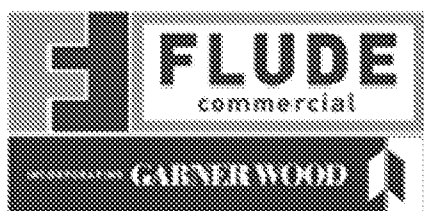
- Our established and well publicised website (www.flude.com) which users are able to access a full set of the particulars
- Commercial Property Database (CPD)'s public portal (search.cpd.co.uk)
- Perfect Information Property (www.piproperty.co.uk)
- CoStar (Focus) (www.l.focusnet.co.uk)
- Property Mall (www.properties.propertymall.com)
- Rightmove (www.rightmove.co.uk)
- Zoopla Commercial (<http://www.zoopla.co.uk/to-rent/commercial/>)
- Estate Agents Clearing House (www.each.co.uk)

Should you require any further information then please do not hesitate to ask.

Kind Regards,

Mikael Goldsmith
Surveyor

Chichester Office
24 Southgate, Chichester, West Sussex PO19 1ES



BREAKING NEWS
Flude Commercial and Garner Wood merge to create one of the largest surveying practices servicing Sussex and Hampshire

Click [Here](#) to Read More

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8 Clock Park, Shripney Road,
Bognor Regis PO22 9NH



01243 819000
www.flude.com



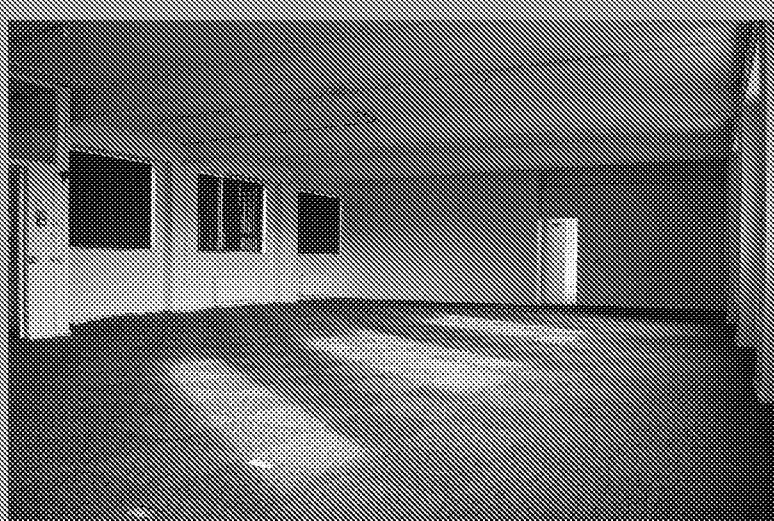
TO LET

Prominent Light Industrial/
Warehouse/Office, with parking.

Total Area: 561.18 sq m (6,040 sq ft)

Key Features

- Visible from A29 Shripney Road
- Easily accessible
- Parking for approximately 15 cars
- First floor office 3,010 sq ft
- Central heating
- Rare opportunity for direct frontage onto arterial route
- Suitable for alternative uses (stp)
- Other retail and trade/warehouse occupiers nearby
- Rent £40,000 pax
- To let on New FRI lease



■ Location

Bognor Regis is a seaside town on the south coast situated in the county of West Sussex. It lies 5.8 miles (9 km) to the south-east of Chichester and about seven miles to the west of Littlehampton.

The subject property occupies a prominent position along the A29 Shripney Road, with access directly off the main dual carriageway. In the immediate vicinity of Clock Park is Sainsbury's and the Arun Retail Park. Shripney Road is the dominant out-of-town retail and trade counter location of Bognor Regis.

■ Accommodation

The property is arranged as an industrial/warehouse unit on ground floor level with offices above. The unit has a minimum height of 2.72m, to the underside of the first floor. Loading is provided via two sets of double doors, approximately 2.3x2.7m and 2x2.7m in size. The first floor office accommodation is largely open plan with a boardroom area, separate WC facilities and kitchen.

We have measured and calculated the accommodation to have total gross internal floor areas as follows:

Ground Floor	Warehouse	279.66 sq m	3,010 sq ft
First Floor	Offices/Storage	281.52 sq m	3,030 sq ft
Total		561.18 sq m	6,040 sq ft

■ EPC

To be confirmed.

■ Viewings and Further Information

Please contact the sole agents Flude Commercial:



■ Terms

The property is available to let, by way of a new full repairing and insuring lease for a term to be agreed at a commencing rent of £40,000 per annum exclusive.

■ VAT

Rents and prices are quoted exclusive of but may be subject to VAT.

■ Planning

We understand that the premises benefit from a B1 and B8 uses within the Use Classes Order 1987 (as amended).

■ Business Rates

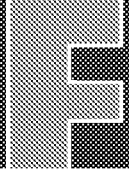
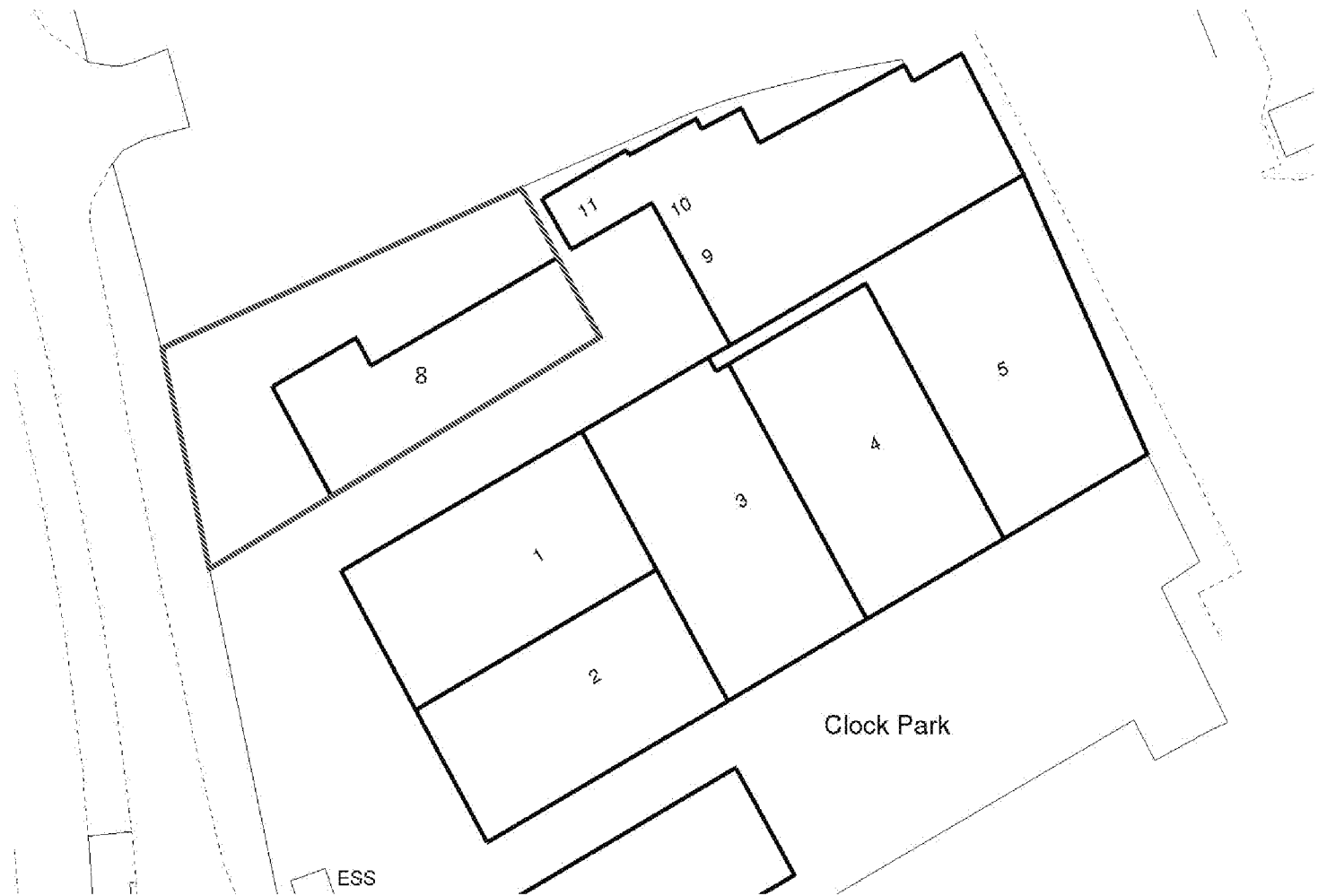
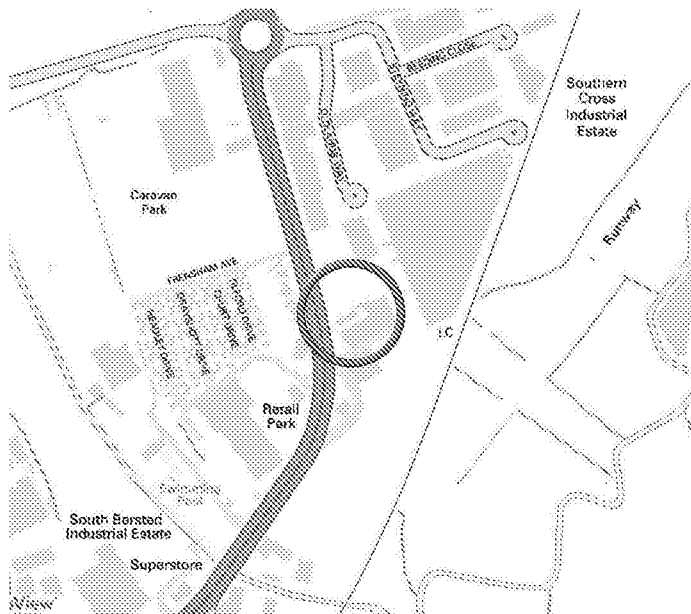
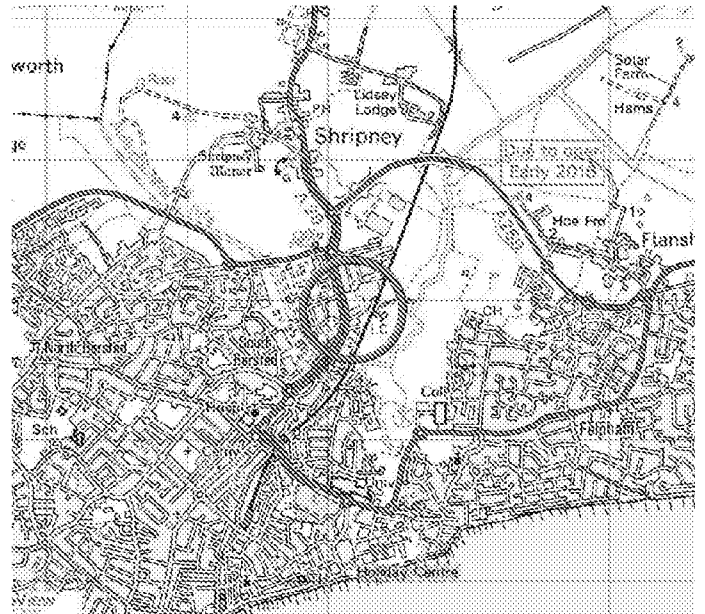
Rateable Value (2017): £27,250

■ Legal Fees

Each party to bear their own legal costs incurred.



8 Clock Park, Shripney Road,
Bognor Regis PO22 9NH



Flude Commercial for themselves and for the vendors or lessors of this property whose agents they are give notice that: i) these particulars are set out in good faith and are believed to be correct but their accuracy cannot be guaranteed and they do not form any part of any contract; ii) no person in the employment of Flude Commercial has any authority to make or give any representation or warranty whatsoever in relation to this property.

Please note that whilst we endeavour to confirm the prevailing approved planning use for properties we market, we can offer no guarantees in this regard. Planning information is stated to the best of our knowledge. Interested parties are advised to make their own enquiries to satisfy themselves in respect of planning issues.

We advise interested parties to make their own enquiries to the local authority to verify the above and the level of business rates payable in view of possible transitional arrangements and small business relief.

7 November 2017

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Chichester Office | 24 Southgate | Chichester PO19 1ES



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commercial

Commercial Property Advisers



Chichester
Guest House in Popular Seaside Village - FOR SALE

Total Size 3,183 sq ft
Fully operational Guest House
8 letting rooms
On site parking
Kenmore Guest House, Claigmar Road, Rustington



Worthing
Well Let Ground Floor Investment - FOR SALE

Total Size 4,213 sq ft
Located in Worthing town centre
Let to Action for Deafness with 9.25 years unexpired
Rent £50,000 pax
Guide Price £635,000 stc
Yield 7.5%
2-6 Buckingham Road, Worthing



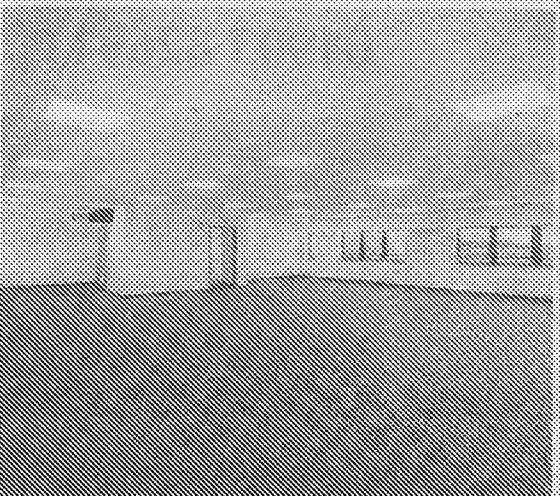
Worthing
Large Corner Retail Unit - TO LET

Ground floor 3,081 sq ft
Close to Worthing Station
Prominent frontage with additional rear access and yard
Excellent local amenities
42-46 Teville Road, Worthing



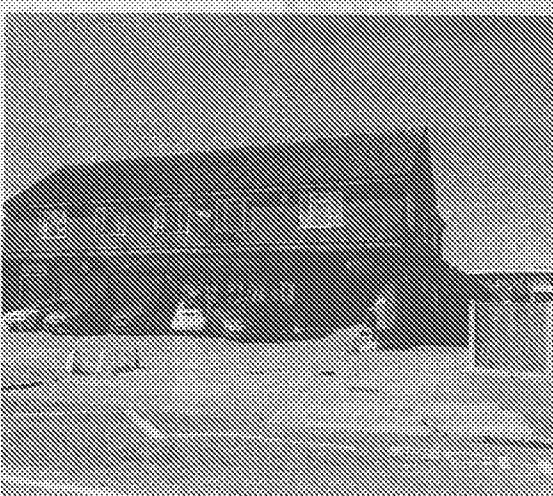
Worthing
Well Presented Retail Space - TO LET

From 440 sq ft - 1,492 sq ft
Three units available
Available individually or combined
Excellent frontage
45 - 49 Teville Road, Worthing



Chichester
New City Centre Office Accommodation - FOR SALE/TO LET

From 1,562 sq ft to 14,757 sq ft
Now ready for occupation
Raised floors
Onsite parking
Southern Gate Office Village, Terminus Road, Chichester



Worthing
Substantial Commercial Property - ALL ENQUIRIES

Size: 37,800 sq ft, 0.63 acre site area
Easy access to A259
Adjacent to Goring-by-Sea Train Station
Due to relocation
Horton Buildings, Goring Street, Goring-By-Sea



Bognor Regis
Prominent Light Industrial/Warehouse - TO LET

Visible from A29 Shripney Road
Parking for approximately 15 cars
Rare opportunity for direct frontage to main route
Rent of £40,000 per annum exclusive
8 Clock Park, Shripney Road, Bognor Regis



Littlehampton
Fully Refurbished Industrial Unit - TO LET

Total: 1,930 sq ft
Easy Access onto A259
Full height loading doors
New FRI lease Rent £17,000 per annum
Unit L3, Riverside Industrial Estate, Littlehampton

Agency | Lease Advisory | Management | Valuation | Investment | Development

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 **SCHURTER**

TO LET

Prominent Light Industrial/Office Building, with parking
Total Area: 561.18 sq m (6,040 sq ft)

20

8 Clock Park, Shripney Road, Bognor Regis PO22 9NH

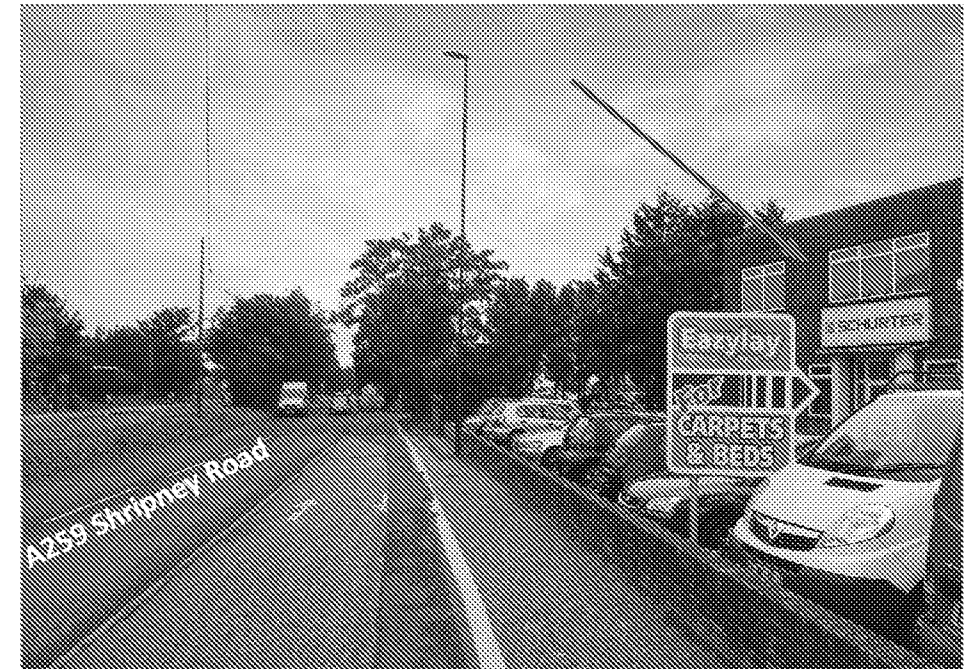
■ Key Features

- Visible from A29 Shripney Road
- Easily accessible
- Parking for approximately 15 cars
- Rare opportunity for direct frontage onto arterial route
- Suitable for alternative uses (stp)
- Other retail and trade-warehouse occupiers nearby

■ Location

Bognor Regis is a seaside town on the south coast situated in the county of West Sussex. It lies 5.8 miles (9 km) to the south-east of Chichester and about seven miles to the west of Littlehampton.

The subject property occupies a prominent position along the A29 Shripney Road, with access directly off the main dual carriageway. In the immediate vicinity of Clock Park is Sainsbury's and the Arun Retail Park. Shripney Road is the dominant out-of-town retail and trade counter location of Bognor Regis.



■ Accommodation

The property is arranged as an industrial/warehouse unit on ground floor level with offices above. The unit has a minimum eaves height of 2.72m, to the underside of the steel frame. Loading is provided via two sets of double doors, approximately 2.3x2.7m and 2x2.7m in size. The first floor office accommodation is largely open plan with a boardroom area, separate WC facilities and kitchen. Additional storage space can be found at the rear of the first floor, which benefits from separate access via an external stair access.

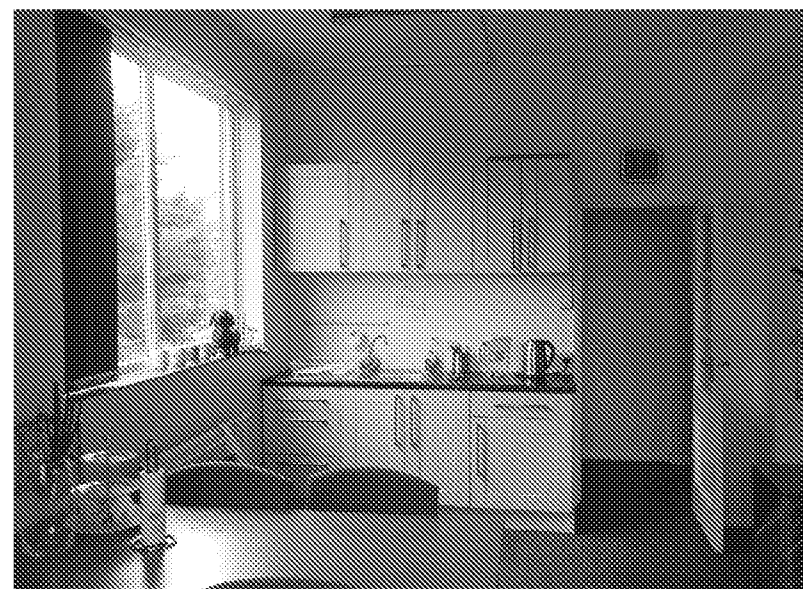
We have measured and calculated the accommodation to have total gross internal floor areas as follows:

Ground Floor Warehouse	279.66 sq m (3,010 sq ft)
First Floor Offices/Storage	281.52 sq m (3,030 sq ft)
Total	561.18 sq m (6,040 sq ft)

■ Town Planning

We understand that the premises benefit from a B1 and B8 uses within the Use Classes Order 1987 (as amended).

Please note that whilst we endeavour to confirm the prevailing approved planning use for properties we market, we can offer no guarantees in this regard. Planning information is stated to the best of our knowledge. Interested parties are advised to make their own enquiries to satisfy themselves in respect of planning issues



8 Clock Park, Shripney Road, Bognor Regis PO22 9NH

■ Terms

The property is available to let, from June 2016, by way of a new full repairing and insuring lease for a term to be agreed at a commencing rent of £40,000 per annum exclusive.

■ VAT

Rents and prices are quoted exclusive of, but may be subject to VAT.

■ EPC

An EPC has been commissioned.

■ Business Rates

Rateable Value: £27,250
Uniform Business Rates: 49.3p in the £
Rates Payable per annum (2015/16): £13,434

We advise interested parties to make their own enquiries to the local authority to verify the above and the level of business rates payable in view of possible transitional arrangements and small business relief.

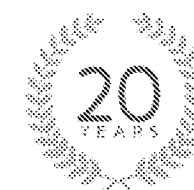
■ Legal Fees

Each party to bear their own legal costs incurred.



■ Viewings and Further Information

Please contact the sole agents Flude Commercial:

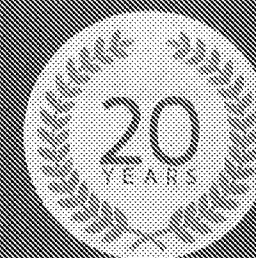


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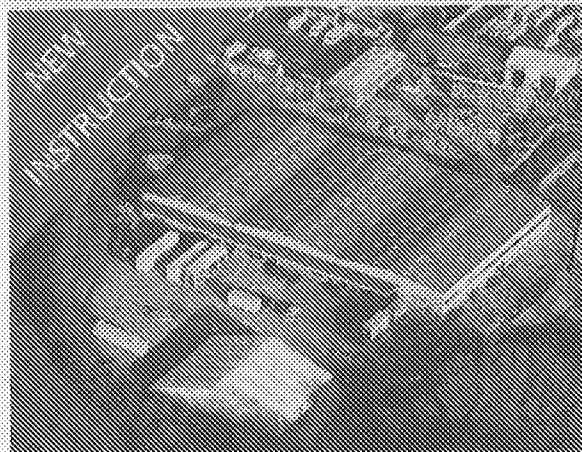


Chichester Prestigious City Centre Retail & Office Space - TO LET

Retail: Unit 1: 207.91sq m (2,238sq ft) Unit 2: 369.65sq m (3,979sq ft)
Two self contained ground floor retail units

Office: from 192.68sq m (2,074sq ft) to 759sq m sq (8,170sq ft)
Offices on first and second floors

Parking available for offices
Grade II listed building in a Central location
Situating near a prime pedestrianised retailing pitch
Close to East Street & Cattle Market car park (911 parking spaces)



Chichester
Single Storey Warehouse Unit - TO LET

1,208 sq m (13,002 sq ft) with small office
Eaves height of 6.5m rising to 7.5m
2 Roller shutter doors
Secure yard for loading/unloading
Situating just off the A27 Chichester by-pass
Unit 3, Rutland Way, Chichester



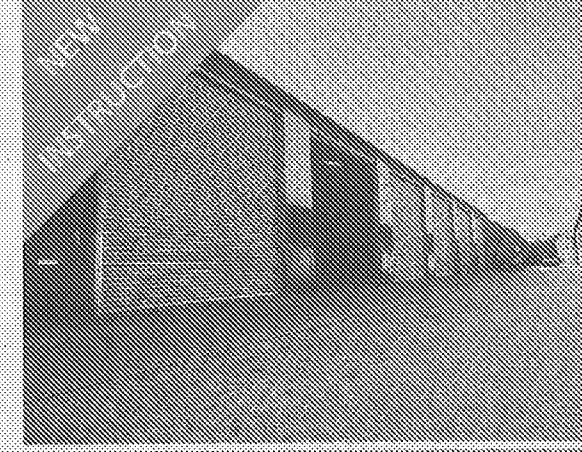
Chichester
Well Presented Self Contained Office Suite - TO LET

Total area: 85 sq m (915 sq ft)
Open plan office with good natural light
Three parking spaces with additional overflow
Accessible to the city of Chichester and the A27
Rent £9,750 per annum exclusive
Unit 1a Woodhorn Business Centre, Oving



Chichester
Second Floor Office Suite - TO LET

414 sq ft (38.5 sq m)
Located in the heart of Chichester City Centre
Partitioned into two separate rooms
New Internal Repairing Lease available
Rent £5,950 per annum
1 North Pallant, Chichester



Chichester
Warehouse Unit - TO LET

3,862 sq ft (358.8 sq m)
Loading via 4 separate loading doors
Secure, well managed established trading estate
Eaves height of 4.9m rising to 6.4m to the apex
Flexible lease structure
Unit 15 Funtington Business Units, Funtington



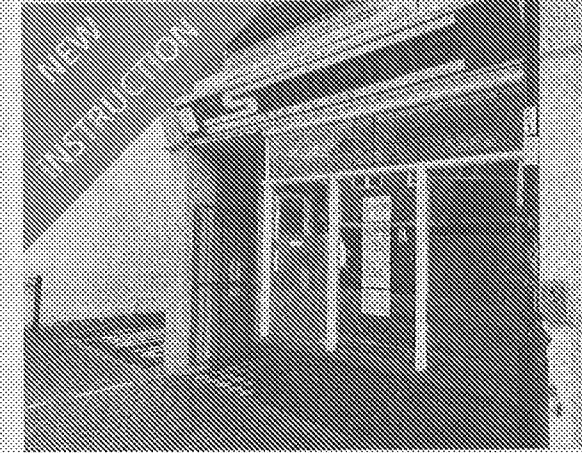
Selsey
Modern Retail Unit - TO LET

Total Area: 266.91 sq m (2,873 sq ft)
Adjacent to new Co-operative supermarket
Consideration will be given to splitting the unit
Shared 54 space car park
Unit 2, High Street, Selsey



Selsey
Ground Floor Retail Unit - TO LET

Sales Area: 29.80 sq m (321 sq ft)
A1 retail unit
To let on new internal repairing lease
Listed building
Inclusive rent of £7,800 per annum
111 High Street, Selsey



Emsworth
Self-contained Retail Unit - TO LET

Total Area: (45.63 sq m) 491 sq ft
To let on new FRI lease
Rent £9,500 per annum
The shop benefits from A1 and A2 uses
Nearby occupiers: Emsworth Cycles & Fine & Country
45 North Street, Emsworth



Bognor Regis
Prominent Light Industrial/Office Building - TO LET

Total Area: 561.18 sq m (6,040 sq ft)
Visible from A29 Shripney Road
Parking for approximately 15 cars
Rare opportunity, direct frontage on arterial route
Other retail and trade/warehouse occupiers nearby
8 Clock Park, Shripney Road, Bognor Regis

Agency | Lease Advisory | Management | Valuation | Investment | Development

PAI RICS



TO LET – 8 Clock Park , Shripney Road , Bognor Regis

Prominent Light Industrial/Office Building, with parking



Prominent Light Industrial/Office Building, with parking

Total Area: 561.18 sq m (6,040 sq ft)

- Visible from A29 Shripney Road
- Easily accessible
- Parking for approximately 15 cars
- Rare opportunity for direct frontage onto arterial route
- Suitable for alternative uses (stp)
- Other retail and trade/warehouse occupiers nearby



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FLOORING
SYSTEMS
INC.