[redacted]

FLUDE commercial
www.flude.com
Chartered Surveyors & Commercial Property Advisers

Our Ref: MJ/2684
16 May 2018

Serkan Turgut
40 Atkinson Road
Maidenbower
Crawley
RH10 7JY

By email only: [redacted]

24 Southgate
Chichester
West Sussex
PO19 1ES

[redacted]

Dear Serkan

**Unit 3, The Arcade, High Street, Bognor Regis, West Sussex PO21 1LH**

We write further to our recent correspondence. You have asked us to consider what marketing has been undertaken to date and provide you with a brief report outlining this; together with a summary of any interest and feedback from enquiries.

**The Practice of Flude Commercial**

Flude Commercial Chartered Surveyors was established in 1996, and now comprises thirteen fee earners across two offices in Chichester and Brighton. We are an established firm, with a strong and reputable presence within the regional commercial property market. Flude Commercial provide a quality professional service, and offer a full range of commercial property services, which include agency, lease advisory, management, rating, valuation, investment and development advice.

**Background**

The property is located on High Street opposite London Road where a variety of national and independent retailers are represented. Unit 3 is part of The Arcade which consists of 17 shops, all of which are smaller in size.



ARUN DISTRICT COUNCIL BR/110/18/PL

We were initially instructed to market the unit in July 2015, following the previous tenants' decision not to renew the lease, however, during the marketing period we have had limited interest in the unit. One of the main factors for the lack of interest is due to the location and size of the property, with applicants requiring a 'larger' unit wanting a better location i.e. London Road.

**Marketing Summary**

Since our instructions to advertise the property we have undertaken a constant and proactive marketing campaign, which we have summarised below:

Marketing Brochure

From the outset of the instruction to the present time, we have produced and provided interested parties with our designed and printed colour brochures. These have been regularly mailed as described below, and sent out to specific enquiries we have received. They are held electronically, and are generally emailed to prospective parties and followed up with regular contact to establish their degree of interest and feedback.

We have included copies of our various details in Appendix A.

Marketing Boards

Since we began marketing the property in July 2015 we have had a prominent marketing board in the window of the premises and more recently, full window murals advertising the property.

We have included pictures of our marketing board within Appendix B.

Local Advertising

Generally, we experience a low response rate to local property advertising, however, the subject premises have been advertised in The Chichester Observer July & Sept 2015, March, August & November 2016 and June 2017.

We have included copies of the adverts within Appendix C.

Mailing

We have targeted occupiers with requirements which could be accommodated by the subject property, together with commercial property agents who are active within the South East of England and London. These mailings have been undertaken on a regular basis.

Appendix D includes a copy of a typical mailshot for these premises, which also includes a link to the most recent marketing particulars.

Online Advertising

The majority of our applicant interest comes from the internet either through our own website or through other third party websites we subscribe to. We have summarised the websites below which the property is being advertised on:

- Flude Commercial
- Zoopla
- Perfect Information Property
- Rightmove
- Costar
- Estate Agents Clearing House
- Shopproperty

Appendix E contains screenshots of the various adverts.

Telephone Canvassing

We have periodically undertaken telephone promotion to both occupiers and agents in an attempt to generate a positive enquiries. We also follow up all email enquiries with a telephone call.

The freeholder has been realistic and not overly ambitious with their expectations on rental value, and indeed has been offering competitive terms and financial incentives to attract tenants.

Overall, whilst other sectors of the local commercial property market have generally shown consistent demand and activity it is self-evident that there is currently limited demand for retail premises.

In spite of the proactive and targeted marketing campaign that has been undertaken, which has exposed the property to a local, regional and national network of potential applicants we have been unable to generate more interest under the existing planning consent and configuration of the property.

The location and configuration of the property; together with nearby occupiers means it is attractive to a restaurant occupier. In order to ensure the property does not sit vacant for a further period of time, alternative uses need to be considered.

If you require any further information, please do no hesitate to contact us.

Yours sincerly

[redacted]

**Mary Jackson**

# Unit 3, The Arcade, High Street, Bognor Regis PO21 1LH

FLUDE commercial
01243 819000
www.flude.com




## TO LET

**Retail Unit**
**Sales Area:**
**86.58 sq m (932 sq ft)**

## Key Features

- Town benefits from a population of over 65,000
- Popular tourist resort with a large Butlins Resort
- Situated near a prime pedestrianised retailing pitch
- To let on a new effectively full repairing and insuring lease
- Rent £28,500 per annum exclusive







## Location

The property is located on High Street close to its junction with Sudley Road, a short distance from the principle shopping precinct in London Road where a variety of national and independent retailers are represented. Bognor Regis Station and the seafront lie within easy walking distance.

High Street has been partially pedestrianised in recent years and benefits from a good footfall with local car parking and bus services available nearby. Occupiers in the immediate vicinity include Royal Mail Post Office, Greggs, Barclays, The Lock Centre, Carphone Warehouse and Cancer Research UK.

## Description

The Arcade comprises a sheltered shopping centre, which consists of 17 individual retail units, with office accommodation arranged over the first and second floors. The retail units are positioned around a pedestrian thoroughfare from Clarence Road car park and the seafront.

Occupiers in The Arcade include The Sweet Jar, 4 Sight, Howard's Cafe, and the RSPCA.

The subject accommodation is arranged as a two storey retail unit with an open plan sales area on the ground floor and storage area on the first floor.





## Accommodation

We have been provided with the following approximate net internal floor areas:

| | | |
|---|---|---|
| Gross Frontage: | 11.28 m | 37 ft 0 ins |
| Net Frontage: | 10.99 m | 36 ft 0 ins |
| **Sales Area:** | **86.58 sq m** | **932 sq ft** |
| Ground Floor Storage: | 7.99 sq m | 86 sq ft |
| First Floor Storage: | 35.67 sq m | 384 sq ft |

## Energy Performance Certificate (EPC)

The property has an EPC rating of C.

## Terms

The property is available to let by way of a new (effectively) full repairing and insuring lease for a term to be agreed at a commencing rent of £28,500 per annum exclusive.

Service Charge: £4,707.00 per annum

Building Insurance: £393.00 per annum

*NB You should be aware of the Code for Leasing Business Premises in England and Wales 2007. Details can be found at www.leasingbusinesspremises.co.uk. Any rents and prices which are quoted will be exclusive of, but may be subject to VAT.*

## VAT

Rents and prices are subject to VAT.

## Planning

We understand that the premises benefit from an A1 use 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.*

## Business Rates

| | |
|---|---|
| Rateable value (2010 list): | £28,250 |
| UBR for year ending 31.03.16: | 49.3p in the £ |
| Rates payable 2015/2016: | £13,927 |

## Legal Fees

Each party to bear their own legal costs incurred.

## Viewings and Further Information

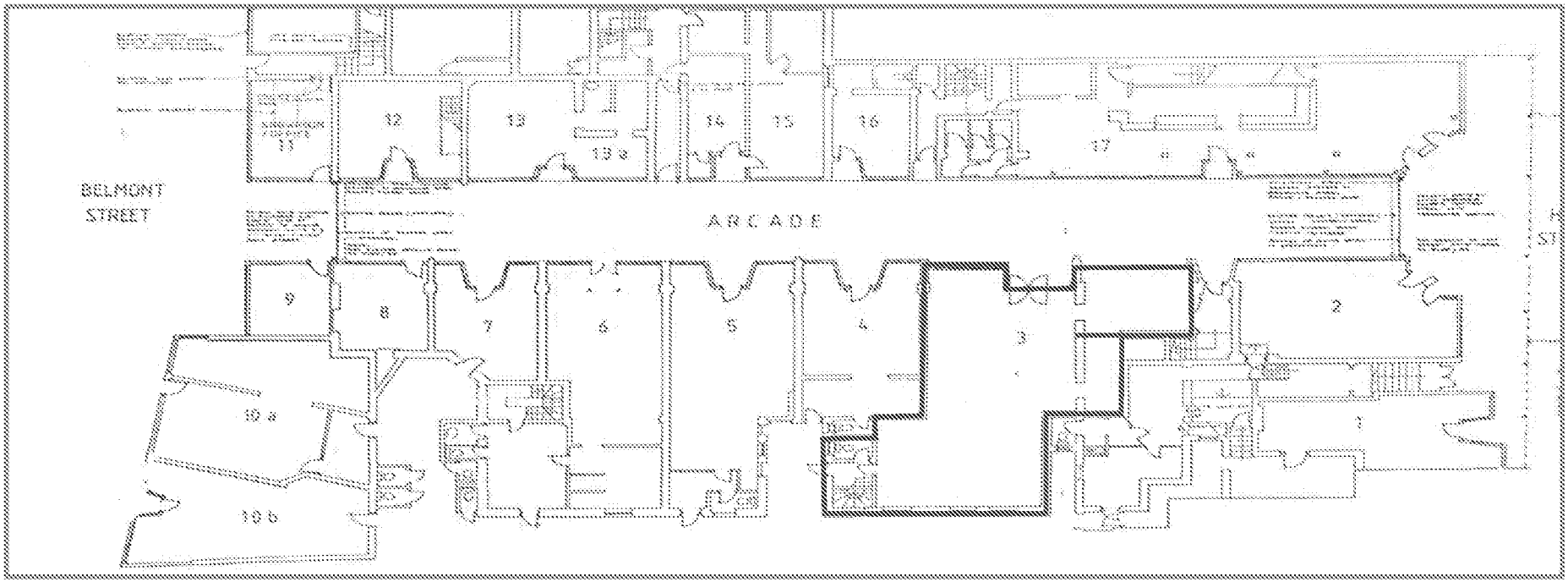
Please contact the sole agents Flude Commercial:

Please contact:
**Sebastian Martin**
Email: **s.martin@flude.com**
Telephone: **01243 819000**

FLUDE commercial
01243 819000
www.flude.com

*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.*

## Floor Plan


BELMONT
STREET
ARCADE
11
12
13
13a
14
15
16
17
9
8
7
6
5
4
3
2
1
10a
10b

# Unit 3, The Arcade, High Street, Bognor Regis PO21 1LH

FLUDE commercial

[redacted]

TO LET

**Retail Unit**
**Sales Area:**
**86.58 sq m (932 sq ft)**

## Key Features

- Town benefits from a population of over 65,000
- Popular tourist resort with a large Butlins Resort
- Situated near a prime pedestrianised retailing pitch
- To let on a new effectively full repairing and insuring lease
- Rent £28,500 per annum exclusive







## Location

The property is located on High Street close to its junction with Sudley Road, a short distance from the principle shopping precinct in London Road where a variety of national and independent retailers are represented. Bognor Regis Station and the seafront lie within easy walking distance.

High Street has been partially pedestrianised in recent years and benefits from a good footfall with local car parking and bus services available nearby. Occupiers in the immediate vicinity include Royal Mail Post Office, Greggs, Barclays, The Lock Centre, Carphone Warehouse and Cancer Research UK.

## Description

The Arcade comprises a sheltered shopping centre, which consists of 17 individual retail units, with office accommodation arranged over the first and second floors. The retail units are positioned around a pedestrian thoroughfare from Clarence Road car park and the seafront.

Occupiers in The Arcade include The Sweet Jar, 4 Sight, Howard's Cafe, and the RSPCA.

The subject accommodation is arranged as a two storey retail unit with an open plan sales area on the ground floor and storage area on the first floor.





## Accommodation

We have been provided with the following approximate net internal floor areas:

| | | |
|---|---|---|
| Gross Frontage: | 11.28 m | 37 ft 0 ins |
| Net Frontage: | 10.99 m | 36 ft 0 ins |
| **Sales Area:** | **86.58 sq m** | **932 sq ft** |
| Ground Floor Storage: | 7.99 sq m | 86 sq ft |
| First Floor Storage: | 35.67 sq m | 384 sq ft |

## Energy Performance Certificate (EPC)

The property has an EPC rating of C.

## Terms

The property is available to let by way of a new (effectively) full repairing and insuring lease for a term to be agreed at a commencing rent of £28,500 per annum exclusive.

Service Charge: £4,707.00 per annum

Building Insurance: £393.00 per annum

*NB You should be aware of the Code for Leasing Business Premises in England and Wales 2007. Details can be found at www.leasingbusinesspremises.co.uk. Any rents and prices which are quoted will be exclusive of, but may be subject to VAT.*

## VAT

Rents and prices are subject to VAT.

## Planning

We understand that the premises benefit from an A1 use 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.*

## Business Rates

| | |
|---|---|
| Rateable value (2010): | £28,250 |
| Rateable Value (2017): | £26,750 |

## Legal Fees

Each party to bear their own legal costs incurred.

## Viewings and Further Information

Please contact the sole agents Flude Commercial:

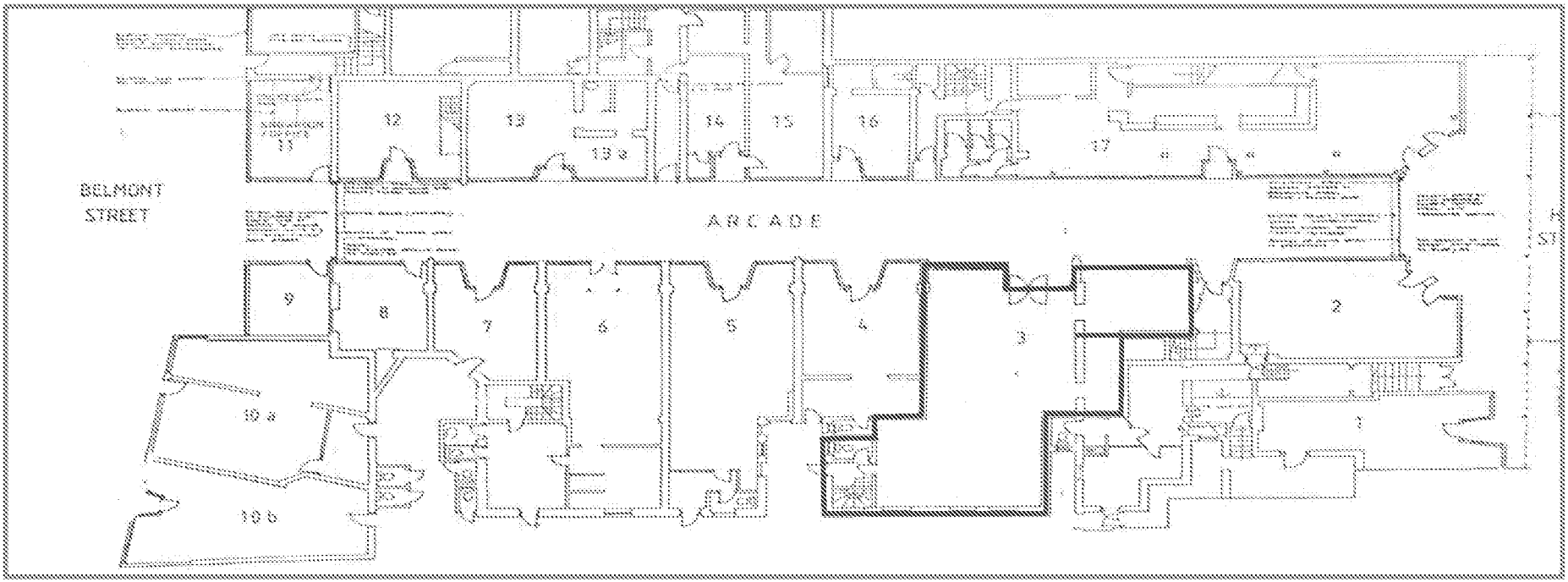
Please contact:

**Mary Jackson**
Email: m.jackson@flude.com
Telephone: 01243 929140

**Sebastian Martin**
Email: s.martin@flude.com
Telephone: 01243 929135

FLUDE commercial
01243 819000
www.flude.com

## Floor Plan


BELMONT
STREET
ARCADE
11
12
13
13a
14
15
16
17
9
8
7
6
5
4
3
2
1
10a
10b

The Arcade, High Street, Bognor Regis PO21 1LH

FLUDE commercial

01243 819000
www.flude.com







# TO LET

## Various Retail Units

### Key Features

- Situated near 3 prime pedestrianised retailing pitch
- Public car parking available nearby
- Unit 1 - 641 sq ft / £20,000 pax
- Unit 3 - 1,440 sq ft / £26,000 pax
- Unit 4 - 498 sq ft / £13,750 pax
- Unit 7 - 333 sq ft / £8,500 pax
- Unit 8 - 348 sq ft / £8,000 pax
- To let on new effectively full repairing and insuring leases
- Three year leases available

## Location

The property is located on High Street opposite the London Road where a variety of national and independent retailers are represented. Bognor Regis Station, the seafront and parking lie within easy walking distance.

Occupiers in the immediate vicinity include Royal Mail Post Office, Greggs, Barclays, The Lock Centre, Carphone Warehouse and Cancer Research UK.



## Accommodation

We have been provided with an approximate net internal floor areas detailed in the table below:

| Unit | NIA | | Rent pa | Service Charge pa | Insurance pa | Rateable Value* |
|---|---|---|---|---|---|---|
| 1 | 61.41 sq m | 661 sq ft | £20,000 | £2,262 | £306.76 | £12,750 |
| 3 | 133.78 sq m | 1,440 sq ft | £26,000 | £5,915 | £802.38 | £26,000 |
| 4 | 40.70 sq m | 438 sq ft | £13,750 | £1,848 | £250.67 | £12,000 |
| 7 | 30.34 sq m | 333 sq ft | £8,500 | £1,338 | £181.43 | £9,900 |
| 8 | 23.04 sq m | 248 sq ft | £8,000 | £1,093 | £224.76 | £7,000 |

*If the rateable value is below £12,000 we believe that under current small business rate relief that rates will not be payable to the Local Authority.

## Terms

The accommodation is available to **let by way of a new (effectively) full repairing and insuring leases** for a minimum term of three years at the annual rents set out in the table. The rent is exclusive of business rates, utilities, building insurance and service charge.

The new lease will be outside of the security of tenure provisions of the Landlord & Tenant Act 1954 Part II, unless a longer lease is agreed.

The landlord will require a security deposit for new businesses.

## VAT

Rents and prices are subject to VAT.

## Legal Fees

The incoming tenant will be responsible for the landlord's legal costs incurred for shorter leases, under three years. Each party will bear their own costs if a longer lease is agreed.

## Planning

Interested parties are advised to make their own enquiries to satisfy themselves in respect of planning issues.

## EPC

Available on request.

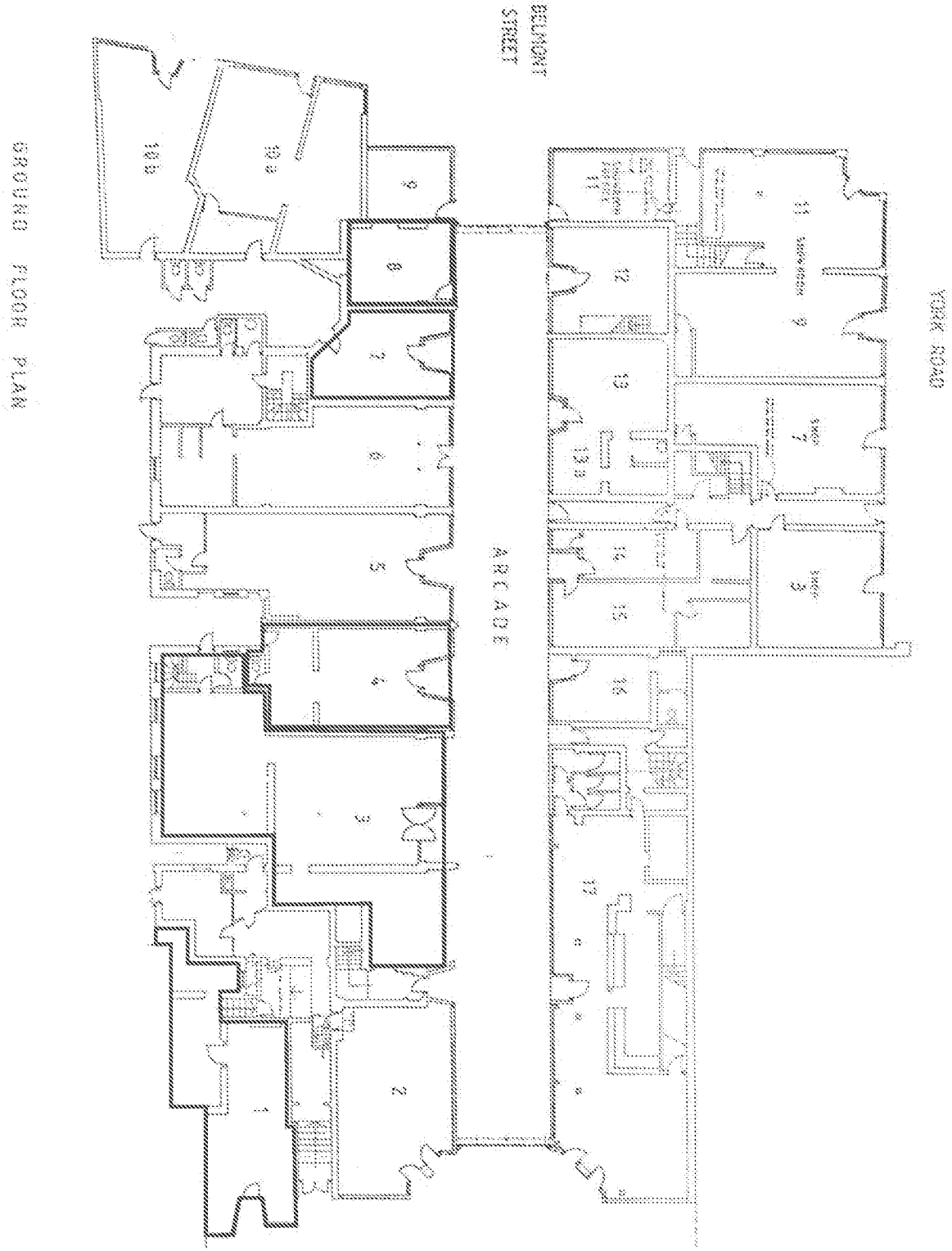
## Viewings and Further Information

Please contact the sole agents Flude Commercial:

Please contact the sole agents Flude Commercial
Via email at **chichester@flude.com**
Telephone on **01243 819000**

FLUDE commercial
**01243 819000**
**www.flude.com**

## Floor Plan




*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.*

*23 October 2017*

THE ARCADE

THE ARCADE

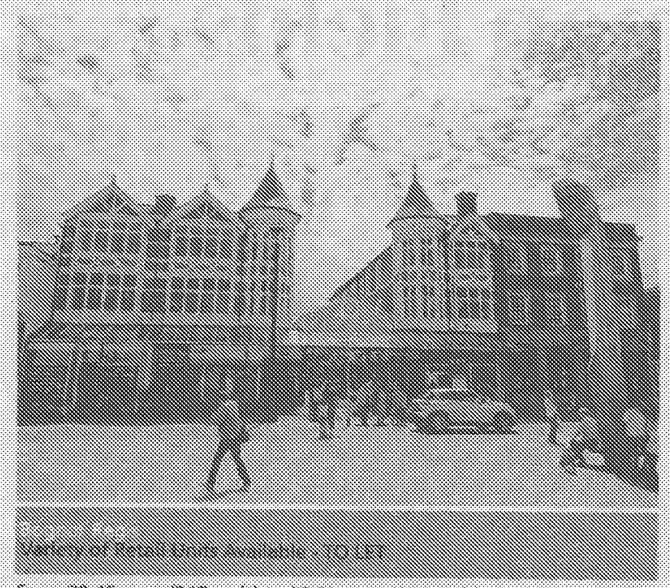
THE ARCADE

FLUDE
COMMERCIAL
01243 819 000
www.flude.com

FLUDE
COMMERCIAL
01243 819 000


PDA

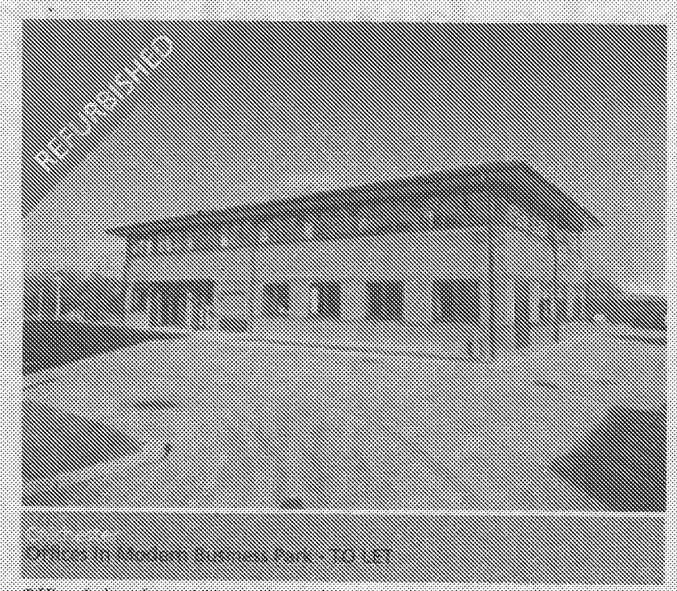
Incentives for New Business Start Ups
Located within close proximity to the A27
On site parking available
St James' Industrial Estate, Westhampnett Road, Chichester



Variety of Retail Units Available - TO LET

From 29.45 sq m (317 sq ft) to 88.81 sq m (956 sq ft)
Situated near London Road
Within easy walk of the station and car park
Nearby: Greggs, Barclays, Carphone Warehouse
The Arcade, Bognor Regis

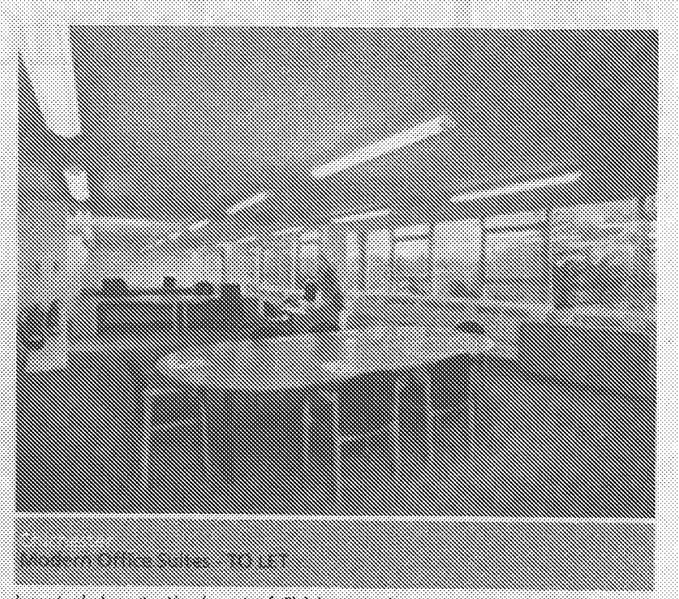
First floor suite 83.6 sq m (900 sq ft)
Located on A286 with easy access to A27 & Chichester
Excellent car parking
Picturesque views over open fields & Marina
Martins Barn, Birdham Road, Chichester




Offices in Modern Business Park - TO LET

Office Suites from 388 - 2,600 sq ft
Fibre optic broadband
Easy access to the A27
To let on new leases
Lincoln House, Chichester Fields, Tangmere, Chichester

Modern Trade Counter / Warehouse Unit 2,932 sq ft
88 storage with 40% ancillary retail (trade counter use)
Dedicated on site parking
Rent £12.50/sq ft per annum
Chichester Trade Centre, Quarry Lane, Chichester



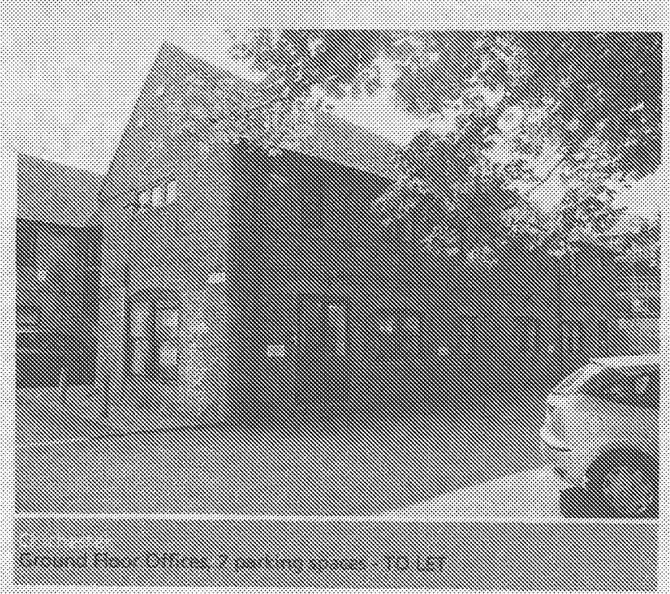
Modern Office Suites - TO LET

Located close to the heart of Chichester city centre
Various office suites available from 1,575 sq ft to 3,404 sq ft
On site parking available
To let on new leases
Metro House, Northgate, Chichester




Well Presented Retail Units - TO LET

Units From 29.40 (316 sq ft) to 60.85 sq m (644 sq ft)
Double fronted ground floor retail unit
Whole: Rent £26,500 per annum exclusive
Separately: Rent £14,750 per annum exclusive per unit
Units 3 & 4 Cathedral Courtyard, Southgate, Chichester



Ground Floor Offices, 2 parking spaces - TO LET

Total Area: 98.3 sq m (1,058 sq ft)
2 interlinked suites on ground floor
Close proximity to the city centre
Rent £12,000 per annum
Victoria Court, St Pancras, Chichester



Well Presented Office Building - TO LET

94.8 sq m (1,021 sq ft)
Self-contained office building / recently refurbished
Ground floor and a first floor mezzanine
Four car parking spaces
Unit F, William Booker Yard, The Street, Walberton

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

ARUN DISTRICT COUNCIL BR/110/18/PL

ARUN DISTRICT COUNCIL BR/110/18/PL

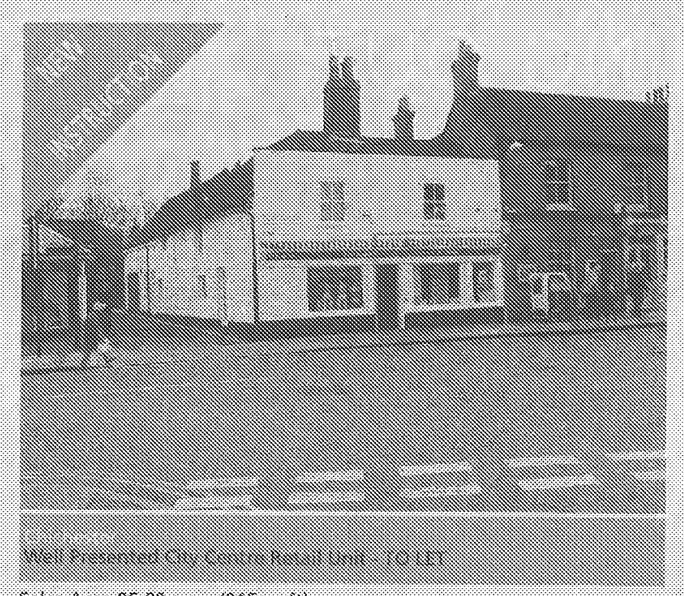
316.5 sq m (3,406.8 sq ft)
Situated on A29 in Bury between Pulborough & Arundel
24 Hour Access & On site parking
Electric loading door & 3m eaves in Warehouse
Bury Mill Farm, A29, Bury, Near Pulborough



Attractive First and Second Floor Office Accommodation - TO LET

68.76 sq m (938 sq ft)
Second floor 33.64 sq m (938 sq ft)
Located in city centre close to local amenities
Rent £11,100 per annum
2 New Town, Chichester

Modern Trade Counter / Warehouse Unit with glazed frontage
B8 storage with 40% ancillary retail (trade counter use)
Dedicated on site parking
Rent £12.50/sq ft per annum
Chichester Trade Centre, Quarry Lane, Chichester



Well Presented City Centre Retail Unit - TO LET

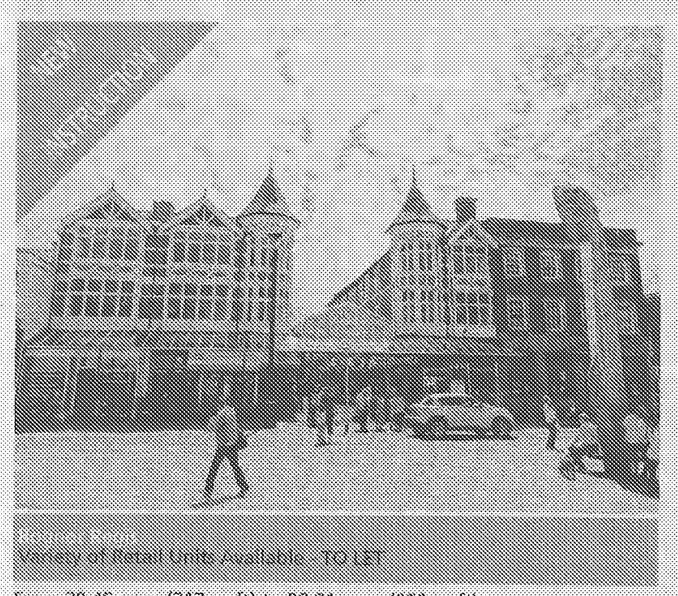
Sales Area 85.00 sq m (915 sq ft)
Suitable for a variety of uses
Nearby occupiers include Crew Clothing and Jack Wills
Rent £27,500 per annum exclusive
50 North Street, Chichester

From 137.60 sq m (1,481 sq ft) to 281.96 sq m (3,035 sq ft)
Situated in a well established business location
Within 5 minutes walk from Bosham Station
Ample on-site parking
Broadbridge Business Centre, Bosham, near Chichester



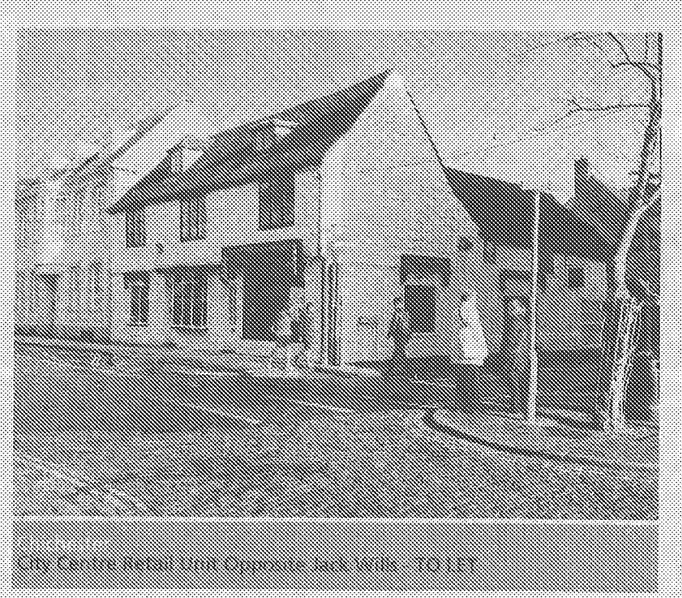
City Centre Office and Retail Units (also) - TO LET

Retail Sales Area up to 577.56 sq m (6,217 sq ft)
Office Suites from 185.80 sq m (2,000 sq ft) to 1,114 sq m (12,000 sq ft)
Refurbished Office Space
Close to the primary retailing centre
The Corn Exchange & Granada Building, Baffins Lane, Chichester



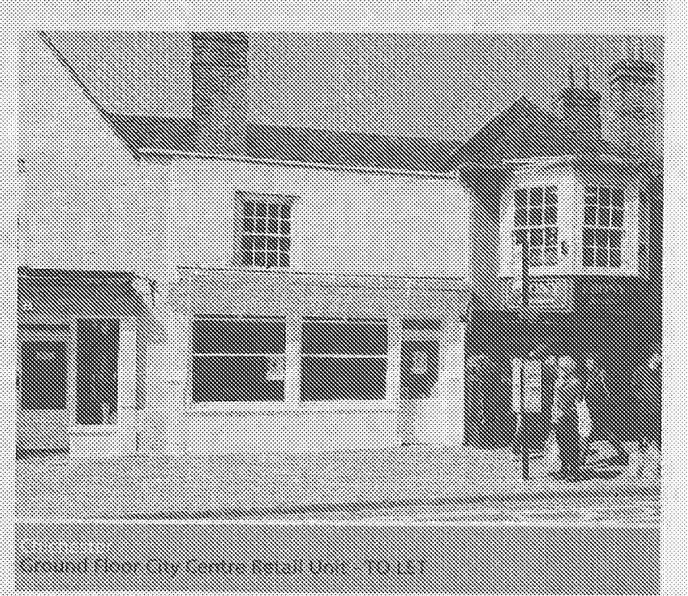
Variety of Retail Units Available - TO LET

From 29.45 sq m (317 sq ft) to 88.81 sq m (956 sq ft)
Situated near London Road
Within easy walking distance of the station and car park
Nearby occupiers: Greggs, Barclays, Carphone Warehouse
The Arcade, Bognor Regis



City Centre Retail Unit Overlooking Jack Wills - TO LET

Sales Area 58.06 sq m (625 sq ft)
Storage 41.17 sq m (443 sq ft)
Close to a number of car parks
Rent £39,500 per annum exclusive
63 North Street, Chichester



Ground Floor City Centre Retail Unit - TO LET

Total Area 56.45 sq m (608 sq ft)
Nearby Wagamamas, Pizza Express, White Stuff & Cath Kidston
To let on a new effectively FRI lease
Rent £44,000 per annum exclusive
21 South Street, Chichester

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

RICS



**Chichester**
Light Industrial / Warehouse Units - TO LET

Individual units from 558 sq ft to 4,432 sq ft
Incentives for new business start ups
Situated on established industrial estate
On site parking available
St James Industrial Estate, Chichester



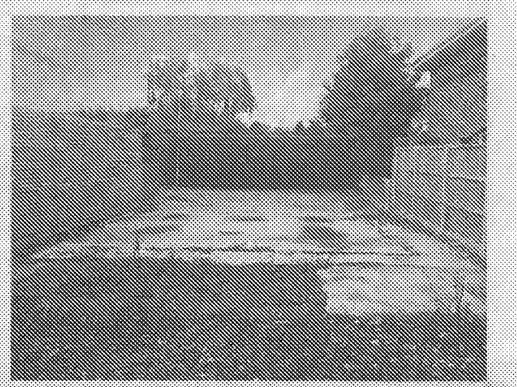
**Chichester**
Substantial Light Industrial/Warehouse - TO LET

Total size: 20,761 sq ft
On site parking for 48 cars approx.
Modern warehouse with large secure yard
Two storey office block to front
Plot 1, Quarry Lane, Chichester



**Chichester**
Substantial Industrial Warehouse Unit - TO LET

Total Area: 16,524 sq ft
25 parking spaces
Just off the A27 Chichester by-pass
New Lease Available
Unit 1 Rutland Way, Chichester



**Chichester**
Site previously occupied Double Garage - FOR SALE

Site Area: 1,436 sq ft (0.03 acres)
Former Double Garage
Easy access to Chichester City Centre
Freehold For Sale £90,000
Stirling Road, Chichester




**Chichester**
Substantial Office Building - TO LET

Total Area: 605 sq ft
Two storey self-contained retail/office building.
To let on new FRI lease
Rent £12,000 per annum exclusive
15 Florence Road, Chichester



**Bognor Regis**
Well Presented Shop - TO LET

Sales Area: 317 sq ft
Situated in a sheltered shopping centre
Near a prime pedestrianised retailing pitch
To let on a new effectively FRI lease
Unit 7, The Arcade, High STreet, Bognor Regis



**Chichester**
Well Presented Shop - TO LET

Total Area: 498 sq ft
Centrally located close to public car parks
Adjacent to North Street
Nearby occupiers: Toni & Guy, Libetre, Shake-a-Delic
4 Crane Street, Chichester



**Selsey**
Well Presented Textile Shop - TO LET / FOR SALE

Total Area: 696 sq ft
Recently refurbished
To Let on a new FRI lease
Rent £9,500 per annum exclusive/Sale £150,000
108 High Street, Selsey

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

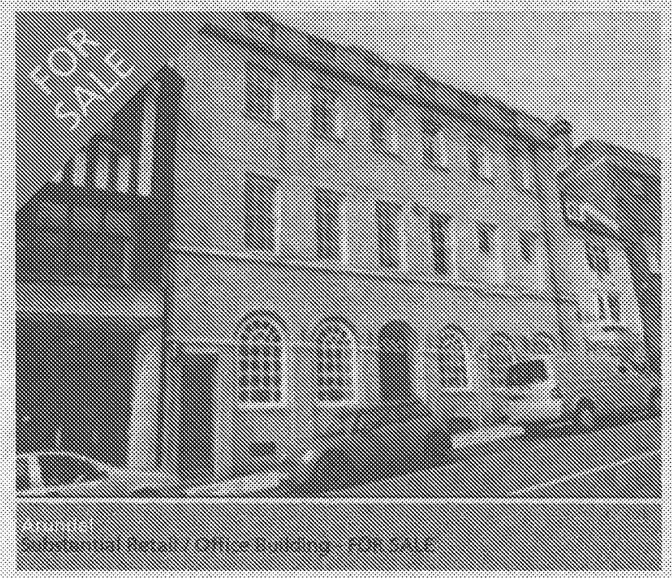
ARUN DISTRICT COUNCIL BR/110/18/PL

[redacted]

20 YEARS

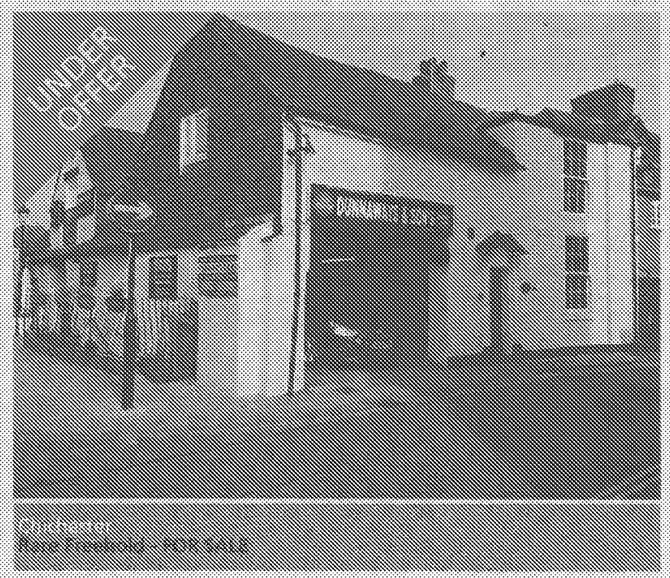
FLUDE commercial

Commercial Property Advisers




Arundel
Substantial Retail / Office Building - POA £NIL

Ground floor and Basement
Total: 5,204 sq ft
Potential to extend property
Offers in excess of £399,000 STC
55-57 High Street, Arundel




Chichester
Rare Freehold - POA £NIL

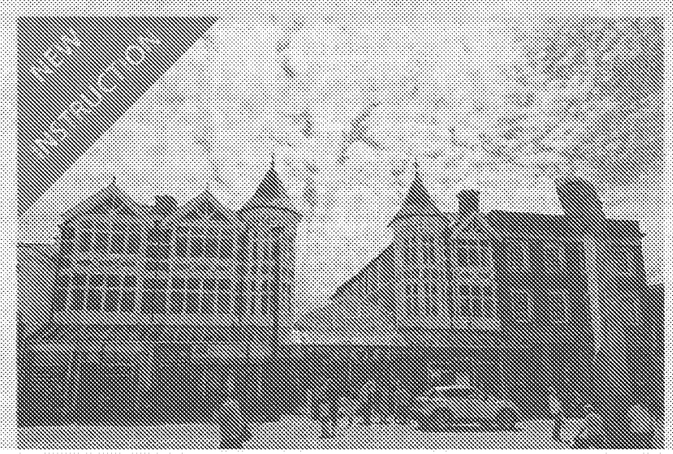
Total: 576 sq ft - former taxi office
Located in city centre close to East Street
Vacant possession
Price £250,000 subject to contract
3, Little London, Chichester




Littlehampton
Industrial/Warehouse - POA £NIL

Development potential
Prominent position on Fort Road
Secure Yard
Price £150,000 Freehold
Fort Road, Wick, Littlehampton





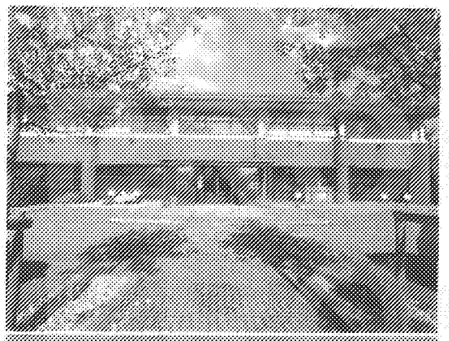

ARUN DISTRICT COUNCIL BR/110/18/PL

[redacted]

20 YEARS

FLUDE commercial

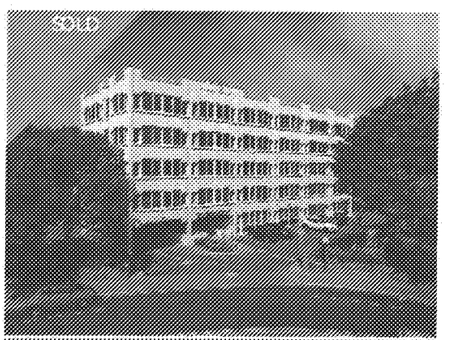
Commercial Property Advisers



Total Area: 32,811 sq ft
Secure car park, dispatch area and yard
Two roller shutter cargo doors
Full height loading area - 7.85m (25'9")
New Mill House, Bedford Road, Petersfield




Total Area: 1,156 sq ft
Let: Retail unit on ground floor
Refurbished two bedroom flat on first floor
Centrally located in busy market town
31 Warwicks Hill, Petersfield

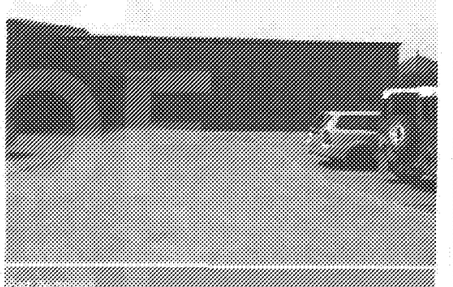



Freehold Multi-let Office Investment - SOLD

Over 20,000 sq ft on 0.55 acres
Fully let to four tenants
Total current rental income £30,947 pa
Fully Let to Four Tenants
Southfield House, Liverpool Gardens, Worthing



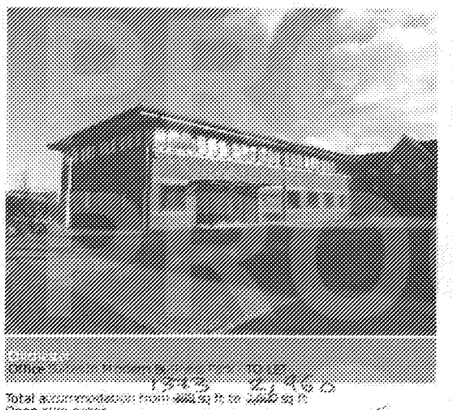
Total Area: 2,306 sq ft
Good eaves height of 6.4m
Security shutter over front entrance door and windows
Six Parking Spaces
Pulsar Business Park, Ellis Square, Selsey



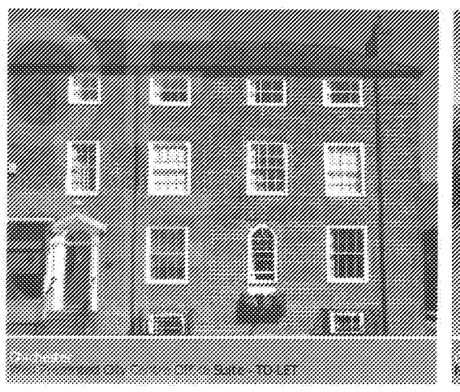
Total Area: 3,296 sq ft
Car parking/yard area
Internal mezzanine floor
Good loading access
Unit J Hilton Park, East Wittering



Total Area: 16,524 sq ft
25 parking spaces
Just off the A27 Chichester by-pass
New Lease Available ~~4,660 sq ft~~
Unit 1 Rutland Way, Chichester



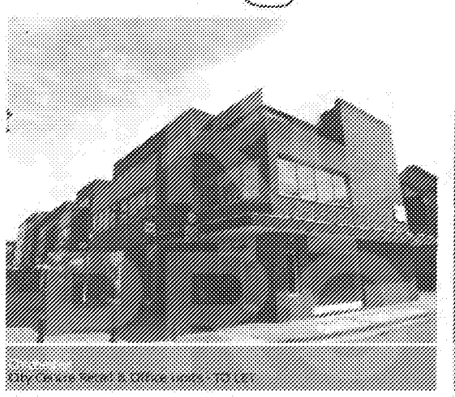
Total accommodation from ~~443~~ 1,243 sq ft to ~~2,658~~ 2,149 sq ft
Open plan suites
Recently refurbished to a high specification
Excellent parking ratio
Lincoln House, Chichester Arena, Terminus



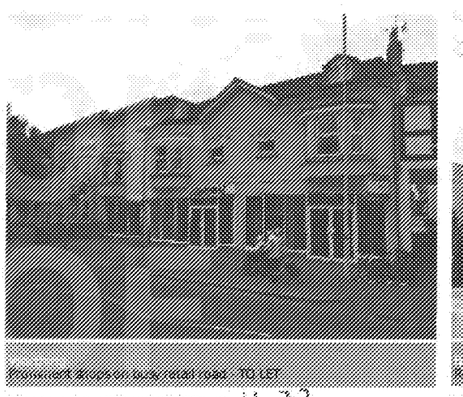
Total Area: 1,046 sq ft
Open plan office suite in central location
Large kitchen/welfare area
Separate meeting room and board room
First Floor, 41-42 Southgate Place, Chichester



From 1,442 sq ft to 4,808 sq ft
Three suites available on ground and first floors
Refurbished to a high standard
Dedicated fibre optic broadband
West Barn, Norton Lane, Norton



Situated in busy pedestrian shopping area
Office: 1,000 - 2,150 sq ft Retail: 2,130 sq ft
Located in city centre close to public car parks
Open plan layouts
Ambassador House, Crane Street, Chichester



Sales Area from 502 sq ft to ~~999~~ 1,477 sq ft
Busy pedestrian and vehicle location
Parking outside
New FR & I lease available
45 - 49 Textile Road, Worthing



Sales areas from 317 sq ft to 956 sq ft
Situated near a prime pedestrianised retailing pitch
To let on a new effectively full repairing and insuring lease
Car parking nearby
The Arcade, Bognor Regis

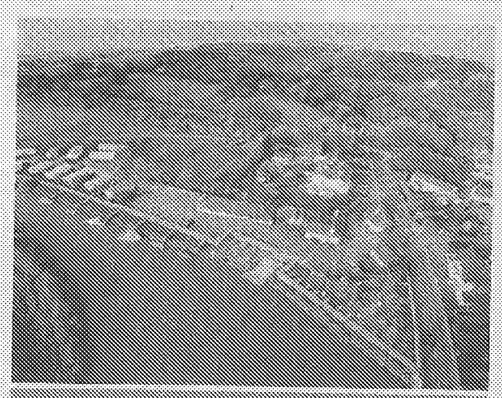
Agency | Lease Advisory | Management | Valuation | Investment | Development

ARUN DISTRICT COUNCIL BR/110/18/PL

[redacted]

Contact Jonathan Hamblin & Sebastian Hoare
Flude Commercial Chichester | 24 Southgate | Chichester | West Sussex | PO19 1ES
Flude Commercial Brighton | Pavilion View | 19 New Road | Brighton BN1 1UF

FLUDE commercial
Commercial Property Advisers



Caravan Park For Sale
Residential and Commercial Investment - FOR SALE

Total site area extends to 1.2 acres on the riverside
Set in a very picturesque location
Caravan Park/Tea Gardens/House/Shop/Moorings
Total gross income £86,183.52 pax.
Riverside Park, Houghton Bridge, Amberley



Arundel
Commercial Freehold
Restaurant/Bar/Accommodation - FOR SALE

Ground & Lower Ground Floors: Bar/Dinning/Kitchen
First & Second Floor: 3 bedroom maisonette
Outside patio garden area
Versitile property open to possibilities
25 Tarrant Street, Arundel



Nutbourne
Part Commercial/ Residential Unit - FOR SALE

Total Area 1,390 sq ft (129.13 sq m)
Investment/Development opportunity
Planning consent for an extension
Offers in the region of £310,000
The Old Post Office, Nutbourne



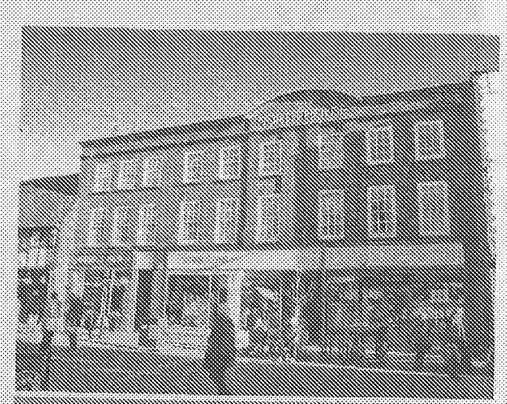
Tangmere
Offices in Barnfield Business Park - TO LET

Office Suites from 1,000 - 2,859 sq ft
Fibre optic braodband
Easy access to the A27
To let on new leases
Chichester Fields, Tangmere, Chichester



Bognor Regis
Variety of Retail Units Available - TO LET

From 29.45 sq m (317 sq ft) to 88.81 sq m (956 sq ft)
Situated near London Road
Within easy walk of the station and car park
Nearby: Greggs, Barclays, Carphone Warehouse
The Arcade, Bognor Regis



Chichester
Retail Unit in Prime City Centre - TO LET

Located in prime pedestrianised pitch in city centre
Sales Area 53.45 sq m (575 sq ft) plus basement
Nearby Toni & Guy, Coral, Greggs and M & S
Close to a number of car parks
2 North House, North Street



Chichester
Retail Premises in Prime Location - TO LET

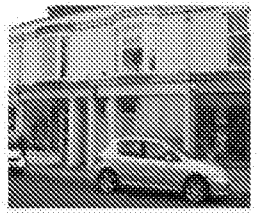
Ground Floor Sales Area 110.27 sq m (1,187 sq ft)
Plus First floor & Second floors
Located in the prime pedestrianised retailing area
Nearby: L'Occitane, Toni&Guy, The White Company
71-72 North Street, Chichester



Chichester
Office Accommodation with Parking - TO LET

Ground floor 33.02 sq m (355 sq ft)
First floor 23.57 sq m (254 sq ft)
Close to North St & Northgate car parks (836 spaces)
On site parking for two cars
1 Chapel Street, Chichester

ARUN DISTRICT COUNCIL BR/110/15PL



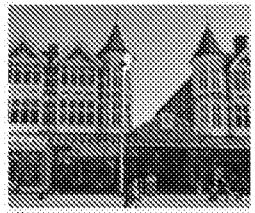
£16,500 pa (£1,375 pcm)

FLUDE

Retail premises to let

Well Presented Shop with Living Accommodation Retail Area: 25 sq m (268 sq ft) Total Size: 106 sq m (1,138 sq ft)

Listed on 15th Nov 2017 by
Flude Commercial, PO19



Non-quoting

FLUDE

Retail premises to let

The property is located on High Street opposite the London Road where a variety of national and independent retailers are represented. Bognor Regis Station, the seafront and parking is within easy walking distance. Occupiers in the immediate vicinity ...

Listed on 14th Nov 2017 by
Flude Commercial, PO19



£10,500 pa (£875 pcm)

FLUDE

Retail premises to let

The premises comprises a self contained ground floor shop with a return frontage, providing an open plan sales area with storage, a kitchen and WC facilities.

## Amend your search

Town: Town

Address: Address

Region: All Regions

Postcode: PO21 1LH

Size: Sq Ft to Sq Ft

Rent: PA to PA

Type: All Types

Use Class: All Use Classes

Tenure: To Let

Agent: All Agents

Update Results

LOVELL CONSULTING BREAKFAST SEMINAR

Domino's -FANCY- £10,000?

## Units in PO21 1LH

4 retail listings found in PO21 1LH

sort by: Highest Price | shops per page: 20



### Rent: £28,500 PA

Full Details

**932 SF High Street Shop for Rent | Class: A1**

Unit 3, Bognor Regis, PO21 1LH

The available space comprises a ground floor retail unit totalling 1,402 sq ft including ground and first floor ancillary space. The space is available on a new FRI lease at £28,500 pa, for a term to be agreed.

Marketed by Flude Commercial



### Rent: £20,000 PA - Under Offer

Full Details

**634 SF High Street Shop for Rent | Class: A1**

1 The Arcade, Bognor Regis, PO21 1LH

The available space comprises ground floor retail accommodation with a frontage on the High Street. A new FRI lease is available on terms to be negotiated.

Marketed by Flude Commercial



### Rent: £14,000 PA

Full Details

**438 SF High Street Shop for Rent | Class: A1**

UNIT 4 The Arcade, Bognor Regis, PO21 1LH

The available space comprises a ground floor retail unit totalling 438 sq ft. The space is available on a new FRI lease at £15,000 pa, for a term to be agreed.

Marketed by Flude Commercial



### Rent: £11,000 PA

Full Details

**317 SF High Street Shop for Rent | Class: A1**

Unit 7 The Arcade, Bognor Regis, PO21 1LH

The available space comprises a ground floor retail unit totalling 317 sq ft. The space is available on a new FRI lease at £11,000 pa, for a term to be agreed.

Marketed by Flude Commercial



14:24
16/05/2018

Flude Commercial , Chichester

sq. ft. | Min Size | Max Size | PCM | Min Price | Max Price | Property Type | Filters

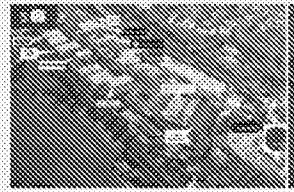


Marketed by Flude Commercial , Chichester

POA

2,500-3,150 sq. ft.

FLUDE 01243 865074 Local call rate | Email agent



Light Industrial

Cedar Trade Park, Terminus Road, Chichester, West Sussex, PO19

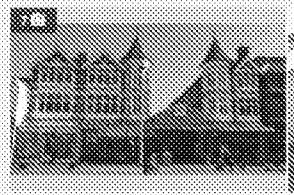
New Trade Counter Scheme Units from 2,905 sq ft - 24,513 sq ft

Marketed by Flude Commercial , Chichester

POA

2,905-24,513 sq. ft.

FLUDE 01243 865074 Local call rate | Email agent



Retail property (high street)

The Arcade, High Street, Bognor Regis, West Sussex, PO21

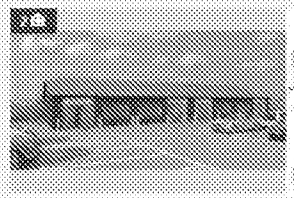
The property is located on High Street opposite the London Road where a variety of national and independent retailers are represented. Bognor Regis Station, the seafront and parking is within easy walking distance. Occupiers in the immediate

Marketed by Flude Commercial , Chichester

POA

749-1,349 sq. ft.

FLUDE 01243 865074 Local call rate | Email agent



Office

Unit 3 IA-D, Stroudbridge Business Centre, Delling Lane, Birdham, Chichester, West Sussex, PO20

New Build Commercial Units Available Autumn 2018 4 units of 550 sq ft (51 sq m)

Marketed by Flude Commercial , Chichester

POA

308-2,152 sq. ft.

FLUDE 01243 865074 Local call rate | Email agent

FLUDE

Flude Commercial , Chichester

34 St Pancras

Chichester

PO19 8EA

01243 865074

Local call rate

Email this branch

» See commercial properties for sale by Flude Commercial , Chichester

ARUN DISTRICT COUNCIL BR/110/18/PL

10:48

19/03/2018

FLUDE commercial

Home About Us Services News Property Search Contact Us

# To Let

The Arcade,
High Street,
Bognor Regis,
West Sussex,
PO21 1LH

Retail and Leisure

368 to 3440 Sq Ft (34.04 to 319.73 Sq M)

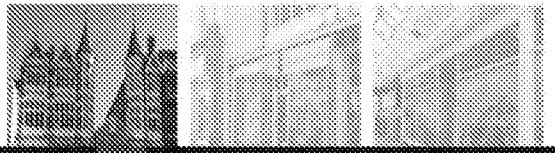
Download Brochure

Add to Favourites

0

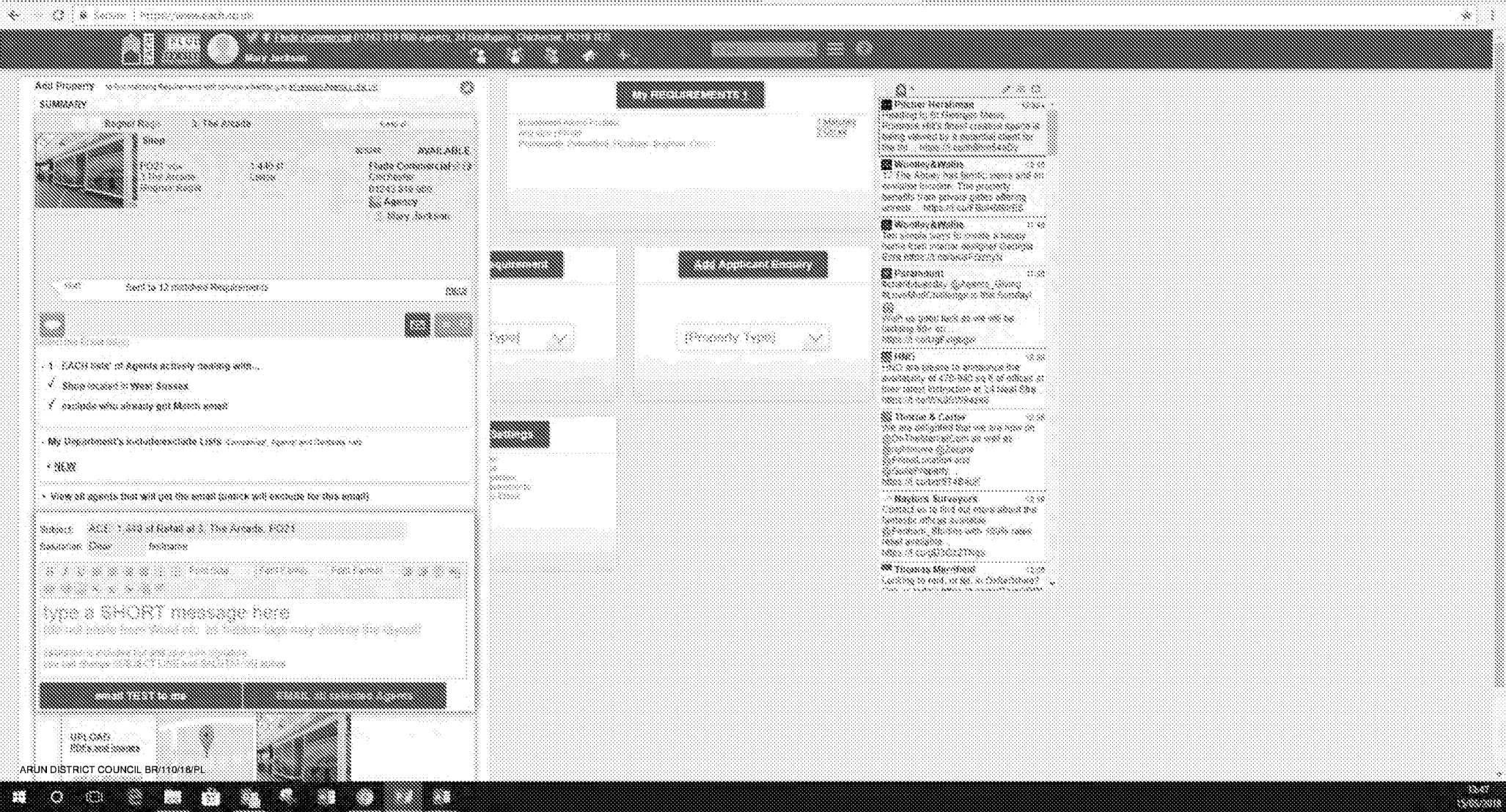


1 of 7



ARUN DISTRICT COUNCIL BR/110/18/PL

10:57
15/05/2018


Add Property
SUMMARY
Register Requirements
Shop
AVAILABLE
Sent to 12 matched Registrants
1 EACH 'lists' of Agents actively dealing with...
Shop located in West Sussex
exclude who already got March email
My Department's Included/excluded Lists
NEW
View all agents that will get the email (unlock will exclude for this email)
Subject:
type a SHORT message here
UPLOAD
PDFs and photos
ARUN DISTRICT COUNCIL BR/110/18/PL

# Units 1 - 17

Summary | Leases | Lease Analysis | Sale | Tenant | Amenities | Demographics | Ratings | Comments | Images | Map | My Data | More

## Sale »

| | | | |
|---|---|---|---|
| Sale Date | £3,550,000 (£197.81/SF) | | |
| NI Yield | 11.00% | Status | Under Offer |
| Sale Type | Investment | | |

## Building

| | | | |
|---|---|---|---|
| Type | 4 Star Retail Streetfront | | |
| NRA | 8,350 SF | Year Built | Feb 1970 |
| Floors | 3 | Tenancy | Multi |
| Typical Floor | 7,965 SF | Owner Occup | No |
| Construction | Masonry | Lifts | None |

Frontage

## Tenants »

| Name | Exp Date | SF Occupied |
|---|---|---|
| Vapour Evolution Ltd | Aug 2020 | 1,248 SF |
| Stones Menswear | - | 826 SF |
| Forest City Ltd | Aug 2019 | 179 SF |

## Amenities

Storage Space

## Building Notes

The premises comprise a terrace of ground floor, lock up retail units located within a covered arcade.

The property is located on High Street in Bognor Regis. It is within close proximity to Bognor Regis Railway Station and the A29.

## Location

| | |
|---|---|
| Property Address | The Arcade |
| Postcode | PO21 1EH |
| Area | Arun Rel |

## For Lease »

| | | | |
|---|---|---|---|
| Available Space | 248 SF | Retail Avail | 2,147 SF |
| Max Contiguous | 632 SF | | |
| # of Spaces | 5 | | |
| Vacant | 2,536 SF | | |
| % Leased | 69.6% | | |
| Asking Rent | £6,000 - 20,500 PA | | |

## Space To Let »

| Floor | SF Available | Use | Rent |
|---|---|---|---|
| P GRND | 486 SF | Retail | £14,000 PA |
| P GRND | 317 SF | Retail | £11,500 PA |
| P GRND | 178 SF | Retail | £6,000 PA |
| P GRND | 632 SF | Retail | £20,500 PA |
| P GRND | 564 SF | Retail | £20,000 PA |
| P GRND | 248 SF | Retail | £8,500 PA |

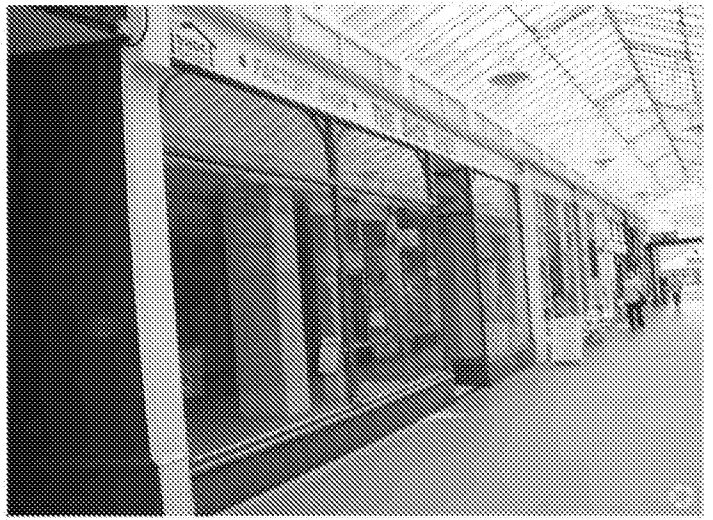
## Leasing Activity »

| Sign Date | SF Leased | Use | Rent | Rent Type |
|---|---|---|---|---|
| Jan 2018 | 956 SF | Retail | £18,000 PA | Asking |
| Aug 2018 | 179 SF | Retail | - | - |
| Aug 2018 | 1,248 SF | Retail | £20,150 PA | Asking |
| Aug 2018 | 234 SF | Retail | £7,500 PA | Asking |
| Feb 2011 | 560 SF | Retail | £20,000 PA | Asking |

1 Other Lease Comp

## Market Conditions »

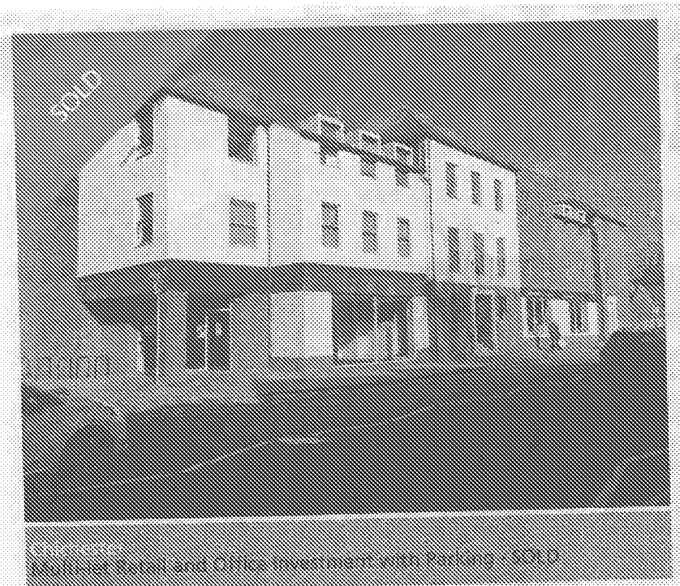
| | Current | YOY Change |
|---|---|---|
| Vacancy Rate | 24.7% | ▼ -11.4% |
| Current Building | 3.1% | ▼ -6.5% |
| Submarket 5-6 Star | 1.7% | ▼ -6.4% |
| Market Overall | | |
| Sales Price Asking Price Per SF | | |
| Current Building | £29.69 | ▼ -11.8% |





ARUN DISTRICT COUNCIL BR/110/18/PL

ARUN DISTRICT COUNCIL BR/110/18/PL



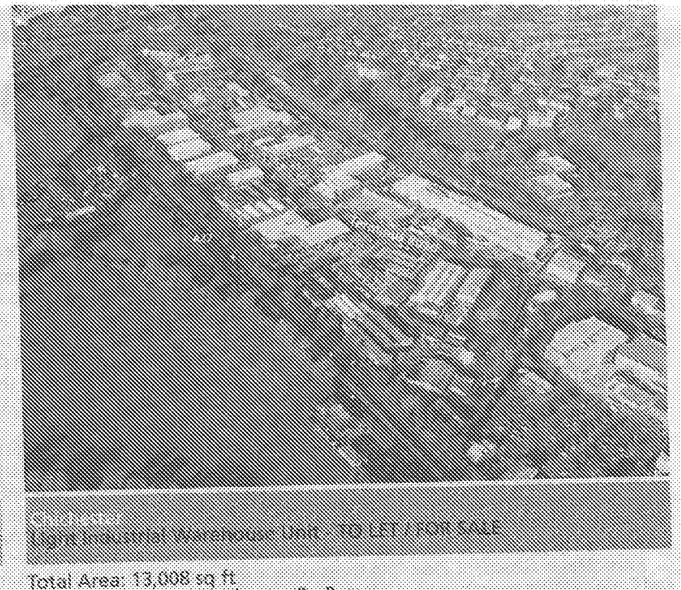
Investment
Retail and Office Investment with Parking - SOLD

Total NIA: 8,300 sq ft
Rare City Centre Freehold Opportunity
Off road parking
Strong retail and office markets with limited vacancy
Midland House, Market Avenue, Chichester



Investment
Light Industrial Warehouse Units - SOLD

Total: 10,473 sq ft
Recently refurbished
Other occupiers: Howdens, City Electrical Factors & Titan Storage
Good eaves height
Unit G & H, Riverside Industrial Estate, Littlehampton



Investment
Light Industrial Warehouse Unit - SOLD / FOR SALE

Total Area: 13,008 sq ft
Easy access to A27 Chichester By-Pass
Close to city centre & Chichester Station
Nearby occupiers: Howdens, Dairy Crest & Ford
Plot 29, Terminus Road, Chichester



Investment
Large Commercial Building - TO LET / FOR SALE

Total size 4,086 sq ft
Available for a variety uses (stp)
To Let: Rent £30,000 pax
Freehold: Guide price £350,000
31 Horshem Road, Littlehampton



Investment
Warehouse with Retail Consent - TO LET

Total Area: 1,637 sq ft with retailing from 542 sq ft
Shared car park
Rear yard
Rent £14,000 per annum
Unit 4, Comptons, Chichester Road, Selsey



Investment
Retail Investment Shop - TO LET

Sales Area: 317 sq ft
Situated in a sheltered shopping centre
Near a prime pedestrianised retailing pitch
To let on a new effectively FRI lease
Unit 7, The Arcade, High Street, Bognor Regis

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

Chartered Surveyors Property Consultants and Auctioneers 01243 786555