

**APPLICATION FOR CHANGE OF USE OF SHOP PREMISES
LOCAL PLAN POLICY DEV30**

Change of use from retail will not be permitted for shops which are located outside the defined Principal Shopping Areas. An exception may be made where it can be demonstrated that retailing is no longer a viable use, particularly where the premises have remained vacant for a long period and that reasonable attempts have been made to market the premises for retail purposes.

To all applications for change of use of shop premises from A1 to another use. All questions to be answered in order that the Council may evaluate the merits of the existing shop being sustainable as an A1 use.

N.B. Lack of information will delay the application.

- Is the business a going concern? YES/NO
If not what was the previous business CAFE
- How long has the property, the subject to this application been actively marketed? 3 years 1 months
- Have you appointed a commercial estate agent to market the property YES/NO

If yes please give the details of the agent below and attach a copy of their sales particulars to this questionnaire.

Agents Name PARSONS SON & BASLEY
Address THE ESTATE OFFICE, ALMA PLACE, 11 LENNOX STREET
BOGNOR REGIS, WEST SUSSEX Post Code PO21 1LZ
Telephone No. 01243 868600 Fax No. 01243 842438
Person handling property RUTH GIBSON / KEITH BRINSMORIS

- In which property journals/newspapers was the property advertised, when and for how long, please list below.

<u>Journal</u>	<u>Date</u>	<u>Period advert. ran</u>
1.	PLEASE SPEAK TO PARSONS SON & BASLEY.	
2.	THE PROPERTY IS ADVERTISED LOCALLY (THEIR OFFICE IS TWO DOORS	
3.	AWAY). THE PROPERTY HAS HAD AN ADVERTISING 'V' BOARD	
4.	ON THE FRONT AND HAS BEEN AVAILABLE ON LINE FOR	
5.	THE PERIOD ACCESSED FROM THE PARSONS SON & BASLEY	
6.	WEBSITE.	
7.		
8.	PLEASE SEE THE ATTACHED DETAILS	
9.		
10.		

- How many enquiries have been received in respect of the property

No. 5

- How many viewings have made by prospective purchasers/lessees of the property No.

5

- How many offers were made for the freehold/leasehold No.

and for what uses.

NONE THAT ACTUALLY RESULTED IN A WRITTEN OR EVEN VERBAL OFFER.

Amount of Offer

Proposed Use

1. TALKS WERE HAD WITH SOMEONE THAT WANTED TO USE IT AS
2. A CAFE, SOMEONE THAT WANTED IT FOR THE PREPARATION OF
3. GLUTEN FREE MEALS AND AN INDIAN RESTAURANT. ~~NOTED~~
4. NONE OF THESE PROGRESSED MEANINGFULLY
5. APPROXIMATELY 18 MONTHS AGO 'ARUN EXACT', A LOCAL DRUG
6. AND ALCOHOL REHABILITATION CHARITY EXPRESSED INTEREST AND
7. WE GOT AS FAR AS AGREEING TERMS. HOWEVER THEY STOPPED
8. RESPONDING AND WE ASSUMED THAT FUNDING HAD BEEN WITHDRAWN.
9. SINCE THAT TIME IT HAS BEEN BROKEN INTO ON A COUPLE OF
10. OCCASIONS AND NO FURTHER INTEREST FROM ANY PARTIES HAS

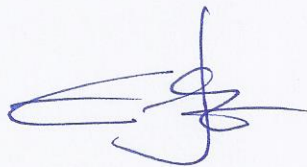
- Bearing in mind the length of time the property has been on the market, was a reduction in the price/rent* considered appropriate?

BEEN FORTHCOMING.

YES/NO

If so to what price/rent* £ p.a. (*delete where necessary)

PRICE WAS NOT THE ISSUE, THE RENT THAT HAD BEEN AGREED WITH ARUN EXACT WAS ONLY £4000 PER ANNUM



EDDIE JENKINSON

1/8/2013

PARSONS SON & BASLEY

Chartered Surveyors • Valuers
Auctioneers • Estate Agents

Established 1825

The Estate Office Alma Place 11 Lennox Street Bognor Regis PO21 1LZ

Tel: 01243 868600 Fax: 01243 842438 E-mail: bognor@psandb.co.uk

COMMERCIAL

FORMER CAFÉ TO LET NO PREMIUM



19 Lennox Street, Bognor Regis, West Sussex, PO21 1NA



These particulars have been prepared diligently and all reasonable steps have been taken to ensure that they are correct. Neither Parsons Son & Basley nor the Vendors or Landlords for whom they are the Agents will, however, be under any liability in respect of them. All applicants must satisfy themselves by inspection and enquiry as to the correctness of any information, which is provided as a guide and is not intended to form any part of a contract for sale or lease. Appointments to view should be made through PARSONS SON & BASLEY.

Brighton Office: 01273 326171

LOCATION

Situated in Lennox Street, on the outskirts of Bognor Regis town centre, a short distance from the sea front and therefore ideally situated to benefit from the high influx of visitors to the town during the summer months. There is car parking nearby, bus routes, and mainline railway station.

PREMISES

Ground floor premises having the benefit of A3 planning consent. Formerly used as a café, the property is available with vacant possession.

ACCOMMODATION

Measured on a net internal basis the accommodation comprises:

Main café area (includes serving counter)	318 sq ft	(29.5m ²)
Rear seating area	202 sq ft	(18.7m ²)
Kitchen	231 sq ft	(21.4m ²)
Preparation room/Store	110 sq ft	(10.2m ²)
WC		
Rear Garden		

TERMS

Available by way of a new full repairing and insuring lease, with terms to be agreed.

RENT

£7,500 per annum exclusive.

RATEABLE VALUE

The Valuation Office Website shows this property to have a rateable value of £4,750. Business rates for the year commencing 1st April 2010 are charged at 40.7p in the £. This amount payable can be affected by transitional relief legislation and/or small business relief legislation. For confirmation of the exact rates payable for this property, contact the local charging authority.

VAT

Under the Finance Act 1999 VAT may be charged on rent or purchase prices. It is recommended that prospective tenants/purchasers make their own enquiries and take professional advice before entering into any agreement.

LEGAL COSTS

Ingoing tenant to bear the landlords reasonable legal costs.

VIEWING

Strictly by appointment with Sole Agents Parsons Son & Basley

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Front facing view



Click thumbnail for a larger picture



Property Search

Location:

Types:

Lennox Street, Bognor Regis, West Sussex

£7,500 pa

- Shop with A3 Consent
- Good access to City Centre
- Walking distance of railway station
- New Lease Available
- Close to car parks
- Contact Sole Agents for viewing

NO PREMIUM - Ground floor premises having the benefit of A3 planning consent. Formerly used as a cafe, the property is available with vacant possession.

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Rear Yard

New lease available. Please phone our Bognor Regis office (01243 868600) for further information.

View Google maps



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EPC