



A1 – A5 Viability Report

2 - 13 Duke Street

Littlehampton

West Sussex

BN17 6EU

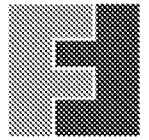
Prepared upon the instructions of
Rodway Planning Consultancy



Prepared by
Andrew Halfacree BSc MRICS

FLUDE COMMERCIAL
Pavilion View, 19 New Road, Brighton BN1 1UF

09 March 2017

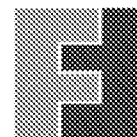


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1.0 Introduction

This report is prepared on the instruction of Rodway Planning Consultancy. We have been instructed to provide our opinion as to whether the property has a viable future for A1 – A5 uses and to comment briefly on other potential commercial uses.

The report is written by Andrew Halfacree BSc MRICS.

2.0 About Flude Commercial / Andrew Halfacree BSc MRICS

Flude Commercial are Chartered Surveyors and commercial property advisers with offices in Brighton and Chichester. The business has been established for over 20 years.

The firm specialises in advising owners and occupiers of commercial property with a particular focus on the south coast of Sussex.

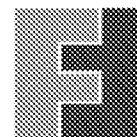
Andrew Halfacree BSc MRICS qualified as a Chartered Surveyor in 1995 and has practiced continually in the commercial property market on the south coast for 25 years.

3.0 Location

The subject property is located in central Littlehampton, just north of the High Street. It is bound by Duke Street to the east and St Martins Lane to the west.

The location is a mixed use area with, predominantly, retail, leisure and residential uses prevailing.

The property has good access to the local and national road network. Littlehampton station is within ¼ mile of the property and there are regular bus services within and to and from the town.



4.0 The Property

The building was originally constructed as 7 houses in the early 1800's.

The main element of the property, fronting onto Duke Street, is 2 storey in height (albeit the majority of the first floor was removed by Ockendens in the 1980's).

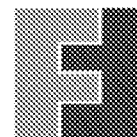
To the western side of the building there is a single storey wing. To the west of this is a secure fenced yard in which there are some temporary buildings.

Internally the main building is currently arranged as an open plan area with WC and kitchen accommodation located to the single storey part of the property.

5.0 Property condition

We have been provided with a copy of the RICS Condition Report undertaken on the property in October 2016 together with a subsequent letter from the building surveyors providing and elemental budget costing to remedy the wants of repair highlighted in the RICS Condition report. These documents are attached as Appendix 1 and Appendix 2 respectively.

In summary we note that, collectively, the wants of repair are significant and a total financial sum in the region of £200,000 is estimated as being necessary to bring the property back to good repair – in shell state - ready for a tenant to commit to a full repairing lease and to undertake their fitout (as is standard for commercial property leases).

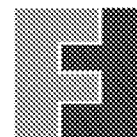


6.0 Property history

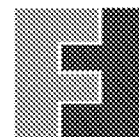
We have spoken at length with previous owners of the property – Ockendens – and provide the following history and approximate timeline for the properties:

Period	Event / use
Early 1800's	Property originally built as 7 small cottages.
1920's / 30's	Ockendens acquired the properties.
1920's/30's	2 of the cottages were condemned and were subsequently occupied for commercial purposes by Ockendens. The predominant use was storage and distribution.
1930's to 1960's	During this period Ockendens occupied a further 2 of the cottages for commercial purposes. Until the 1960's 3 of the cottages continued to be used for residential purposes.
1960's	The last 3 cottages still in residential use were converted to commercial use and used by Ockendens.
1960's to 1980's	Ockendens used the premises entirely for storage and distribution.
1980's	Ockendens, for the first time, started to use the property for retail purposes in conjunction with their main retail outlet at 25 – 27 High Street (now Sainsbury's). Ockendens original retail use of the property was as a garden centre.
1980's – 1990's	Ockendens continued to use the premises for retail purposes selling hardware, ironmongery and garden equipment.
1990's	Ockendens ceased direct retailing from the property with a member of their staff then taking over the retail business from the property under a lease arrangement with Ockendens.

cont...



1990's to 2015	The property went through various retail businesses to include: - Glass sales - Garden centre - Fashion - Pet and pet accessories The last retail occupier of the property exercised a break option within their lease in 2015 to terminate their occupation. At the time of their departure they were in rent arrears, unable to generate sufficient sales from the property to cover their overheads.
2015	The last retail occupier of the property exercised a break option within their lease in 2015 to terminate their occupation. At the time of their departure they were in rent arrears, unable to generate sufficient sales from the property to cover their overheads.
Oct 2015	A4 planning consent obtained and the property let to and occupied by Littlehampton Brewery. Littlehampton Brewery are understood to have invested significantly in excess of £100,000 to convert the premises to an attractive drinking establishment / venue.
Oct 2016	Littlehampton Brewery goes bust. Ockendens conclude that prospects of there being a viable future for the property in A1 – A5 uses is poor and decide to sell the property.
Nov 2016	Ockendens sell the property.



7.0 Ockendens experience with the property

Ockendens owned the property for approaching 100 years using it for a variety of purposes. As a long established Littlehampton based business with a history of retailing in the town, they have a long and first-hand experience of retailing from this property and retailing generally in Littlehampton.

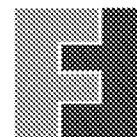
We have discussed Ockendens experience with the property at length and provide the following comments based on these discussions:

- a. When Ockendens retailed from the property they experienced increasingly difficult trading conditions during the 1980's and 1990's due to the growth of out of town retailing.

The development of various out of town retail parks and their occupation by the likes of Wickes, B&Q, Homebase etc, saw their volume of hardware from a traditional town centre store, which was small in comparison with the new out of town stores, decline over the years.

Similarly the growth of out of town retail garden centres impacted on their garden centre business. In particular the A259 around Littlehampton, Rustington and across to Worthing became (and remains) awash with garden centres

- b. The subject property comprises 7 former dwelling houses. Whilst Ockendens, and subsequent occupiers, invested significantly in altering the property to suit retail use, it had limitations and was never as conducive a space as a purpose built, regular shaped retail unit would be.
- c. After Ockendens ceased retailing from the property, they let it to a series of different retailers and, most recently, a pub operator. The rent they received from the 1990's through to 2015 was typically between £19,000 and £26,000. From 2005 to 2015 the rent remained static at £26,000. None of the tenants to whom they let the property ultimately stayed long term. Some went bust, some left the property with rent arrears, some relocated to alternative, smaller premises.



- d. The impact on high streets like Littlehampton – caused by out of town retail – has been exacerbated over the past 10 years with the rapid growth of online retail and a significant change in the habits of customers.
- e. Ockendens decided to sell the property in 2015 after experiencing a series of, ultimately, failed retail / pub use tenants.

8.0 Retail in Littlehampton

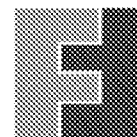
Littlehampton is a small and limited retail centre. It has a relatively short pedestrianised retail area with a limited array of shops. As a shopping experience it is limited and not particularly pleasant when compared to other nearby centres such as Rustington and Chichester.

As is well known, Waitrose's venture into Littlehampton was short lived – approximately 4 years. Since their departure in 2015, their former store property has remained vacant despite being offered to the market both as a whole or in parts.

At the time of writing the following retail units are available to let in Littlehampton:

1. 31-33 High Street
2. 59 High Street
3. 10 Anchor Springs
4. 9a Arundel Road
5. Littlehampton Market, High Street
6. 5 Church Street
7. 6 Surrey Street
8. 12 Surrey Street
9. Former Waitrose unit, Avon Road

NB – this isn't an exhaustive list and the status with properties available to let is subject to daily change. For what is a relatively small retail centre there is a relatively high amount of available retail units / space in Littlehampton.



Our own experience has been that the 2008 recession was a major tipping point for the high street. The recession forced the closure of many traditional high street retail businesses who had, for many years beforehand, been experiencing increasing difficult trading conditions due to changing consumer habits, growth of out of town retail and the rapid growth of online retailing.

Numerous high street retailers have closed since 2008 to include Woolworths, Jessops, Julian Graves, Habitat, Threshers, Blockbuster etc.

In particular our experience has been that weaker, secondary / tertiary high streets – such as Littlehampton – have continued to struggle since 2008 despite what has been a significant improvement in economic conditions since then – particularly over the past 5 years. Whilst primary, larger and established centres have been able to adapt and, generally, strengthen over this time.

Locally Littlehampton struggles to compete with larger, more diverse, accessible, more attractive retail centres such as Rustington, Chichester, Worthing and Brighton.

9.0 The general demise of the British pub

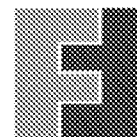
The British pub market has been in slow decline for many years. Various sources provide differing figures but the trend is the same. Figures quoted below are taken, predominantly, from a report in 2014 by the Institute of Economic Affairs undertaken in December 2014.

In 1905 there were 99,000 pubs in Britain. This had declined to 77,500 by 1935 reducing further to 60,000 by 2003.

The general decline in the number of pubs was exacerbated by the 2008 recession with the number reducing further from 58,200 in 2006 to 48,000 in 2013.

Again, different sources provide differing figures but, approximately, pubs in the UK continue to close at a rate of around 27 per week.

There are numerous reasons for the decline of the pub market to include:

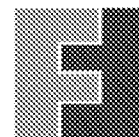


- a. Changing lifestyle habits
- b. Higher tax rates on alcohol served “on” premises than “off” premises
- c. Competition from supermarkets with their ability to offer large discounts. In 2016 the average price of a pint of beer served in a licenced premises was £3.46. At the time of writing, it is possible to buy the equivalent of 15.5 pints of lager from Tesco for £16, which equates to £1.03 per pint – less than 1/3 of the cost from a pub. The Supermarkets are also known to discount alcohol prices further for short periods as a loss leader.
- d. Regulation in the pub sector with significant and increasing statutory requirements to meet.
- e. General decline in alcohol consumption with an 18% per capita reduction since 2004. The pub sector has experienced a disproportionately larger decline in alcohol sales over the same period of 54%.
- f. The smoking ban - the number of pubs fell by 11pc in Ireland, Scotland, England and Wales within the first four years of their respective smoking bans, even though the bans were imposed at different times in each country and during different economic climates.

The decline of the pub sector in the UK – particularly over the past 10 years - is significant and without question.

This is evidenced at a local level with the closure of a number of pubs in Littlehampton over recent years to include:

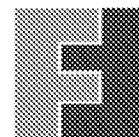
Name	Outcome
The Globe Inn Duke Street	Redeveloped to residential
The Gratwicke Arms, East Street	Redeveloped predominantly to residential
The Locomotive, Terminus Road	Buildings demolished and planning consent obtained for residential scheme. Currently being offered for sale
General Henry's Horsham Road	Recently closed



10.0 Other potential commercial uses

We have been asked to comment briefly on the possibility of the property being put to other commercial uses. We comment as follows:

Use	Comments
B1 offices, light industrial, warehouse	Littlehampton is not a recognised office location. It has a very small and limited office market with occupiers being made up, predominantly, of small, local professional businesses. Office rents in Littlehampton rarely exceed £10/sq ft. By way of example, Ockendens own the property, immediately west of the subject property, occupied by Littlehampton Shopmobility. The tenant has 2 well presented office suites to the first floor of this property which they have offered to let over a long period of time. We are advised that both suites are vacant. One was let to a tenant who went bust and paid no rent during their occupation. The property and location isn't suited to light industrial or warehouse use and the rents associated with such use - £5 - £7/sq ft would not be financially viable for the property.
C1 Hotel	The property is too small for hotel use and the conversion costs relative to income / end capital value for hotel use would not be financially viable.
D1	We could see there potentially being interest from D1 occupiers. However, most D1 occupiers fall into uses which aren't, typically, financially viable (libraries, museums, art galleries, day centres) in their own right and therefore rely on public funding / generous benefactors. For other D1 uses such as clinics, health centres, schools etc we would not be confident of there being interest from occupiers in these sectors. If there were we would not expect the property to be suitable for such uses without significant improvement and alteration works – the costs for which are most likely to be financial unviable.
D2	For the majority of D2 uses the property is simply too small. The only D2 use we could see working in the property would be a gym. Typical rents for gym use range from £6/sq ft - £10/sq ft. Even at the upper end of this range, the return potentially generated from a gym would not be financially viable.



11.0 Marketing evidence

We are aware that, when considering applications for change of use, Council's will sometimes seek proof of marketing of the subject property for the prevailing use for a 6 month + period and the feedback from this to prove redundancy.

We understand that the prevailing use of the property is A4 under which the property could be put to A1, A2 and A3 uses under Permitted Development Rights. As commented in detail above, there is a long and well documented history of businesses falling within these use classes occupying the property and ultimately having failed. This history speaks for itself.

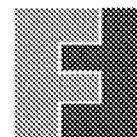
We are aware that the former Globe Inn, immediately east of the subject property, is another example of a failed pub which was subsequently offered for sale and marketed for a period of around 13 months. We understand from the Viability report submitted as part of the planning application to redevelop this property that no viable commercial occupier interest was forthcoming for the property during this period and the property was eventually sold to a developer.

It would, of course, be for the Council to decide whether they wish to seek proof of redundancy via evidence of, and feedback from, a marketing campaign in considering a planning application for redevelopment. We would comment that to impose such a condition on an application to redevelop the property would, perhaps, be overzealous in view of the well documented history with the property, similar examples elsewhere (the Globe Inn). It would, we feel, simply delay the inevitable.

12.0 Summary and conclusion

In summary we make the following points and observations

- a. Ockendens chose to cease retailing from the property in the 1990's due, in part, to deteriorating trading as a result of growing competition from, at that time, out of town retail.
- b. Since Ockendens ceased retailing from the property it has been through a series of A1 and A4 uses all of which have, ultimately, closed / gone bust / relocated.
- c. Rent for the property has, at best, remained stagnant for over 20 years.
- d. The demise of the pub sector in the UK – particularly over the past 10 years - is well known and well documented and there are a number of examples in Littlehampton which reflect the national picture.
- e. The struggle of the high street is also well known and well documented with the growth of out of town retail, changing consumer habits and, over the past 10 years in particular, the rapid growth of



online retail. The struggle being particularly acute in weaker centres which we would consider Littlehampton to be.

- f. The property requires considerable financial investment to bring it back to good repair. The cost of such has to be considered when considering the viability of ongoing commercial use.
- g. We are of the strong opinion that demand for the property from other potential commercial uses would be very limited if anything. If there were demand we are of the view that the rents / strength of covenant from such other commercial uses would be sufficient to make a letting to such occupiers financially viable.

In conclusion we would comment that the unviability of this property for A1 – A5 purposes has been well and truly proved by the experience of Ockendens as a retailer from the property until the mid 1990's and subsequently as a landlord to other A1 – A5 occupiers and their ultimate decision to sell the property in 2016.

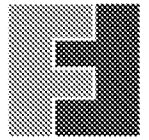
Given the track record of the property over recent years, together with the well documented struggles of the high street and the pub sector, we can see no prospect for there being a commercially viable future for this property in A1 – A5 use.

We therefore strongly recommend that your client considers and pursues alternative uses / redevelopment of the property.

We trust this report is sufficient for your purposes but do please contact us should you wish to discuss it.

Yours faithfully

Andrew Halfacree
for Flude Commercial



Appendix 1

The condition report

RICS
Condition Report...

Property address	2 - 13 Duke Street Littlehampton BN17 6EU
Clients' name	Castle Property Developments Ltd
Date of inspection	14th October 2016



Contents

- A Introduction to the report
- B About the inspection
- C Summary of the condition ratings
- D About the property
- E Outside the property
- F Inside the property
- G Services
- H Grounds (including shared areas for flats)
- I Issues for your legal advisers
- J Risks
- K Surveyor's declaration

Description of the RICS Condition Report Service
Typical house diagram

RICS is the world's leading qualification when it comes to professional standards in land, property and construction.

In a world where more and more people, governments, banks and commercial organisations demand greater certainty of professional standards and ethics, attaining RICS status is the recognised mark of property professionalism.

Over 100,000 property professionals working in the major established and emerging economies of the world have already recognised the importance of securing RICS status by becoming members.

RICS is an independent professional body originally established in the UK by Royal Charter. Since 1868, RICS has been committed to setting and upholding the highest standards of excellence and integrity - providing impartial, authoritative advice on key issues affecting businesses and society.

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Property address

2 - 10 Duke Street
Littlehampton
BN17 6EU

A Introduction to the report

This Condition Report is produced by an RICS surveyor who provide an objective opinion about the condition of the property at the time of inspection:

The Condition Report aims to help you:

- The construction and condition of the property on the date it was inspected ;
- any defects that need urgent attention or are serious ;
- things that need further investigation to prevent serious damage to the fabric of the building ;
- and
- defects or issues which maybe hazardous to safety and where further enquiries are needed .

Any extra services we provide that are not covered by the terms and conditions of this report must be covered by a separate contract.

If you want to complain about the service, please refer to the complaints handling procedure in the 'Description of the RICS Condition Report Service' at the back of this report.

Property address

2 - 10 Duke Street
Littlehampton
BN17 6EU

B About the Inspection

Surveyor's Name Lawrence Wilson

Surveyor's RICS Number 1173994

Company Name Andrew Fuller Associates

Date of the Inspection 14th October 2016

Report reference number 161014

Related Party Disclosure There is a managed conflict of interest resulting from Andrew Fuller Associates being associated with Castle Property Developments Ltd..

Full address and post code of the property
2 - 13 Duke Street
Littlehampton
BN17 6EU

Weather conditions when the inspections took place Overcast, dry and cool.

The status of the property when the inspection took place? The property was occupied, although not operational. There were fixtures, fittings and stored items throughout.

Property address
2 - 13 Duke Street
Littlehampton
BN17 6EU

We inspect the inside and outside of the main building and all permanent outbuildings, but we do not force or open up the fabric. We inspect the roof space from the access hatch but we do not go into the roof space itself. We also inspect those parts of the electricity, gas/oil, water, heating and other services that can be seen without removing secured covers, but we do not test them. We do not lift the covers to the inspection chambers of the underground drainage system.

To help describe the condition of the home, we give condition ratings to the main parts (the 'elements') of the building, garage and some parts outside. Some elements can be made up of several different parts.

In the element boxes in parts E, F, G and H, we describe the part that has the worst condition rating first then briefly outline the condition of the other parts. The condition ratings are described as follows.

	Defects that are serious and/or need to be repaired, replaced or investigated urgently.
	Defects that need repairing or replacing but are not considered to be either serious or urgent. The property must be maintained in the normal way.
	No repair is currently needed. The property must be maintained in the normal way.
NI	Not inspected (see 'Important note' below).

Important note: We carry out only a visual inspection. This means that we do not take up carpets, floor coverings or floorboards, move furniture or remove the contents of cupboards. Also, we do not remove secured panels or undo electrical fittings.

We inspect roofs, chimneys and other surfaces on the outside of the building from ground level and, if necessary, from neighboring public property and with the help of binoculars. We do not lift covers to the inspection chambers of the underground drainage system.

We inspect the roof structure from inside structure from the access hatch of the roof space if it is safe to do so (although we do not go into the roof space, move or lift insulation material, stored goods or other contents). We examine floor surfaces (although we do not move or lift furniture, floor coverings or other contents). Cellars are inspected if they are reasonably assessable, but under-floor voids are not inspected. We are not able to assess the condition of the inside of any chimney, boiler or other flues.

We note in our report if we are not able to check any parts of the property that the inspection would normally cover. If we are concerned about these parts, the report will tell you about any further investigations that are needed.

We do not report on the cost of any works to put right defects or make recommendations on how repairs should be carried out.



Please read the 'Description of the RICS Condition Report Service' (at the back of this report) for details of what is, and is not, inspected.

Property address

2 - 10 Duke Street
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C Summary of the condition ratings

This section summaries the condition ratings of the different elements of the property.

If an element is made up of a number of different parts (for example, a pitched roof to the main building and a flat roof to an extension), only the part in the worst condition is shown here.

To make sure you get a balanced impression of the property, we strongly recommend that you read all sections of the report, in particular the 'What to do now' section.

3

Section of the report	Element Number	ElementName
E Outside the property	E3	Rainwater pipes and gutters
	E5	Windows
	E6	Outside doors (including patio doors)
	E7	Conservatory and porches
F Inside the property	F3	Walls and partitions
	F9	Other
	G1	Electricity
G Services	G6	Drainage

2

Section of the report	Element Number	ElementName
E Outside the property	E4	Main walls
	E8	Other joinery and finishes
F Inside the property	F1	Roof structure
	F4	Floors
	F7	Woodwork (for example, staircase and joinery)
	F8	Bathroom fittings
H Grounds (including shared areas for flats)	H2	Other

1

Section of the report	Element Number	ElementName
E Outside the property	E2	Roof coverings
F Inside the property	F2	Ceilings
G Services	G5	Water heating

Property address

2 - 10 Duke Street
Littlehampton
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D About the property

Type of property

The property, 2 - 13 Duke Street, is currently a licensed premises. The building was formerly a terrace of 2-storey residential properties originating from the 19th Century, which are believed to have been converted into a single business premises in the 1970's.

Approximate compass bearings are used within this Report for identification purposes only, with the elevation of the property that faces Duke Street denoted as facing East.



Photo 2

Approximate year the property was built

Originating from the 19th Century.

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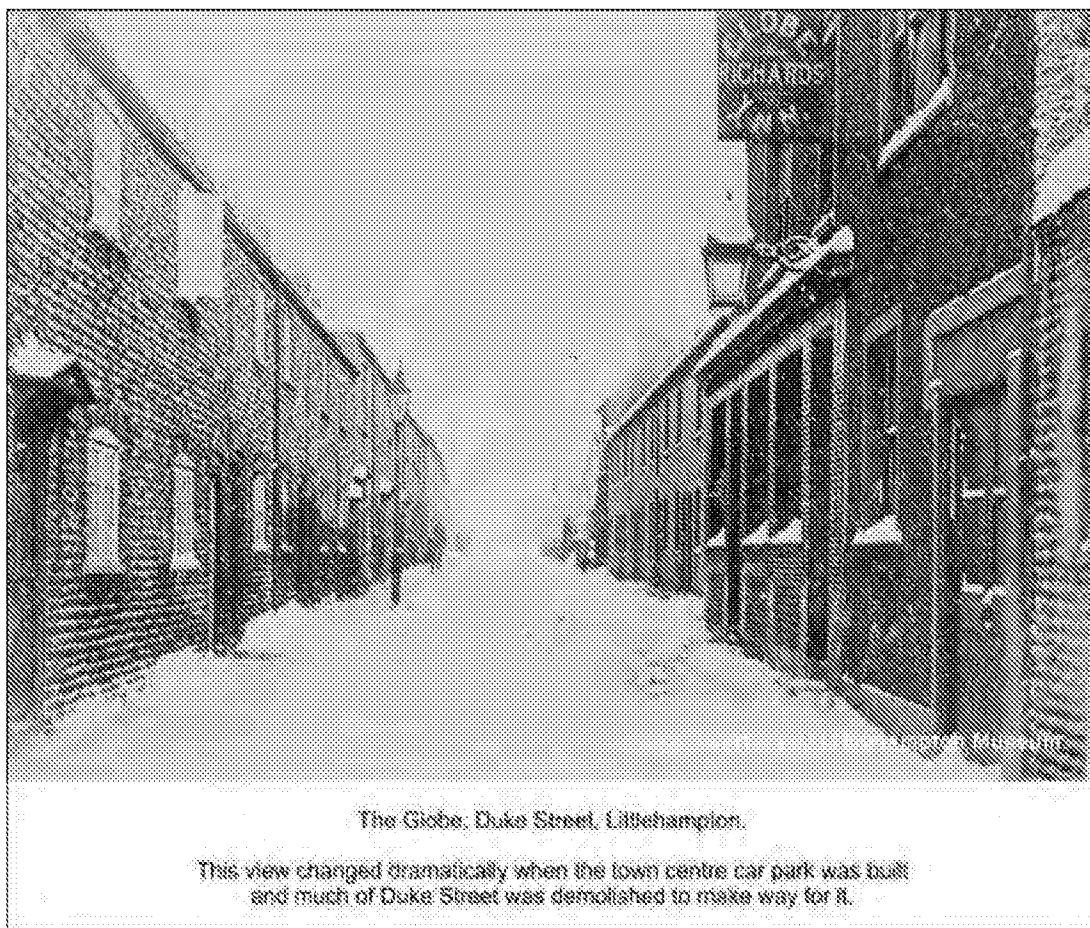


Photo 6

Approximate year the property was extended	A Conservatory-type extension is believed to have been added to the West side of the property in the 1980s, this later covered with external wall cladding, pitched roof and internal wall linings.
Approximate year the property was converted	The property is believed to have been converted from a terrace of residential properties into a single business premises in the 1970s.
Information relevant to flats and maisonettes	N/A

Accommodation

Construction

The walls are a mixture of coursed flint pebbles, facing brick dressings and render, beneath a ridged, pitched and hipped roof covered with interlocking concrete tiles. There are rafter feet with timber fascia boards and PVCu guttering at the eaves. There are PVCu fixed-light windows, door infill panels and a mixture of aluminium and timber doors on the elevations. The ground floor is solid, likely to be of oversite concrete. The single storey extension to the West elevation has timber cladding to the walls and a shallow pitched lean-to roof with interlocking concrete tile covering. It is believed that there is a glazed conservatory-type construction concealed behind the roof, wall cladding and internal wall linings to this extension. The ground floor is solid, on stepped levels, likely to be of oversite concrete.
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2 - 13 Duke Street
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Energy

We have not prepared the Energy Performance Certificate (EPC). If we have seen the EPC, then we will present the ratings here. We have not checked these ratings and so cannot comment on their accuracy.

We are advised that the property's current energy performance, as recorded in the EPC, is:

Energy-efficiency rating

An Energy Performance Certificate for the premises is not available.

Environmental impact rating

An Energy Performance Certificate for the premises is not available.

Main services

Gas: No **Electricity:** Yes **Water:** Yes **Drainage** Yes

Central heating

Gas: **Electric:** **Solid fuel:** **Oil:** **None:** Yes

Other services or energy sources (including feed-in tariffs)

None.

Grounds

There are paved and fenced grounds to the West side of the property, accessed via gates on the North and West sides.

There is a paved forecourt area / footpath to the North side of the property, which appears to have public right of way.

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E Outside the property

Limitations to inspection

The roofs, walls, rainwater goods and external joinery at high level were observed from ground level only and some parts could not be fully observed. The parts that could be observed from ground level were also studied from photograph.



E1 Chimney stacks

There are no chimneystacks to this property.

E2 Roof coverings

1). Main roof:

There is a pitched roof of interlocking concrete tiles that runs from North to South. The roof coverings are in good condition generally.

The roof has concrete ridge and hip fittings that are also in good condition generally, although the mortar bedding and joints are starting to deteriorate and should be maintained and repaired as necessary.

There is a metal snow guard fitted to the edge of part of the roof slope on the West side, which is in deteriorating condition.

There is some moss and lichen growth on the roof coverings, which is of little consequence generally, although has the potential to become detached and collect in the guttering. This is the case here and is described further in section E3 of this report.

2). Extension to Westside:

The single-storey extension has a shallow-pitched lean-to roof that runs from North to South.

The roof has interlocking concrete tile coverings which are in good condition generally.

The roof has lead flashings at the junctions of the roof covering at its abutments with the walls that are also in good condition generally.

Note: It is believed that there is a glazed conservatory-type construction concealed behind the wall cladding, roof and internal wall linings to this extension.

3). Roof feature at entrance, West elevation:

The roof feature above the entrance door has plain concrete tile coverings which are in good condition generally.

The roof feature has a mixture of lead and bitumen felt flashings at the apex that are also in good condition generally.

The junction of the roof feature to the roof slope of the extension has lead coverings and flashings that are also in good condition generally.



Photo 9

Photo 12

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Photo 15

Photo 16

E3 Rainwater pipes and gutters

There are PVCu half round gutters to the elevations, which are secured with a mixture of metal and PCVu gutter brackets. The guttering appears to be adequately secured generally, however some of the metal gutter brackets are beginning to deteriorate.

The gutters are in deteriorating condition generally, with evidence of leakage observed to the gutter joints throughout. Evidence of long-standing leakage from the gutter on the West elevation was observed.

A length of bowed gutter was observed at the southern end of the West elevation and it is advised that this should be repaired.

Moss and debris collection was observed within the low level gutters that prevents adequate drainage provision and clearing of this is also advised. The condition within the gutters to the main roof could not be observed, however it is recommended that the gutters should be checked and cleaned out at the same time.

There are a mixture of cast iron and PVCu rainwater pipes to the elevations, which appear to be adequately secured generally.

The pipes are in deteriorating condition generally, with evidence of leakage observed to the joints throughout.

The bottom section of the pipe at the North East corner of the main building is missing and it is recommended that this pipe should be extended to discharge directly over the drainage gully below the pipe.

It was also observed that a screw has been inserted to support a pipe joint, puncturing the pipe. It is recommended that additional pipe brackets should be installed to adequately support the pipe joint.

There is a rainwater pipe at the North West corner of the extension that is routed flat at ground level around the corner of the building, to discharge into a drainage gully. The inadequate fall to the pipe is likely to cause blockage within the pipe and it is recommended that the pipe should be modified to ensure adequate drainage.

Repairs to the guttering throughout is advised as a matter of urgency. It is likely to be more economical in the long term to replace the guttering to the main roof.

Note: All rainwater goods should be kept free and clear of obstruction and provide adequate fall to ensure satisfactory rainwater drainage provision.

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Photo 18



Photo 20

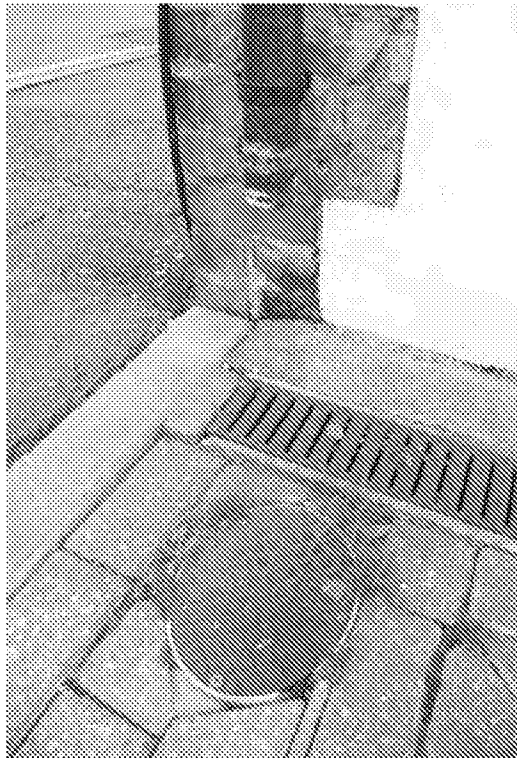


Photo 23

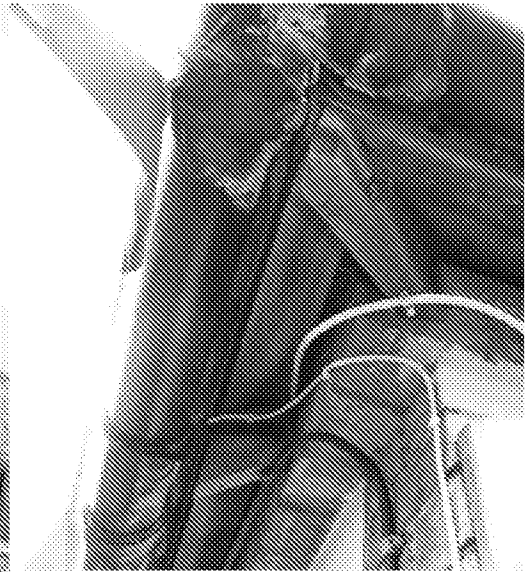


Photo 25

E4 Main walls

1). Main building, East elevation:

The wall is of coursed flint pebbles with facing brick arch lintels to the window openings and door openings and with facing brick dressings to the windows, doors and at the corners. The flint wall is without a plinth at base level. A damp proof course (dpc) was not observed to the walls.

The wall is in sound condition generally, however the mortar bedding to the flints is in

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deteriorating condition generally, with various areas of mortar decay and previous patch repairs observed. It is advised that the mortar bedding to the flints should be repaired as necessary. This is likely to involve extensive mortar repair.

The brick lintels and dressings to the wall are in sound condition generally, however localised brick decay and deterioration of the mortar joints were observed in places. Fractured and dropped key bricks were observed to the brick arch lintel above the infill door panel that is located centrally to the elevation. It is advised that the brick lintels and facing brickwork should be repaired as necessary.

There is a modern steel plate bolted onto the wall near to the North East corner. This plate may have a structural purpose and it is advised that the plate should not be altered or removed without further investigation.

2). Main building, North elevation:

The wall is a mixture of smooth decorated render with facing brick dressings to the screen and window openings and to the corners, all in sound condition generally.

The wall is without a plinth at base level. A damp proof course (dpc) was not observed to the walls.

3). Main building, upper storey, West elevation:

The external wall to the upper part of the building above the extension is of coursed flint pebbles with brick arch lintels and brick dressings to the windows, and to the corners, all decorated with a paint finish.

The wall appears to be in sound condition generally. Some areas of deterioration and previous patch repairs were evident, however the condition of the mortar bedding to the flints and brickwork joints beneath the painted finish could not be fully observed. The wall should be maintained and repaired as necessary.

4). Main building, South elevation:

The wall has a smooth undecorated rendered finish, which is in fair condition generally. There is vertical cracking to the wall, with some previous crack repairs evident. The lower parts of the wall are stained by algal growth. It is recommended that the cracking and condition of the render should be investigated further and should be repaired as necessary.

The wall is without a plinth at base level. A damp proof course (dpc) was not observed to the walls.

5). Single storey extension, West side;

The single storey extension to the West elevation has timber cladding to the walls, with brick plinth walls to the southern part of the extension. There is a manufactured decorative cladding system to the South elevation of the extension which mimics tile cladding.

There is a surface water drainage channel to the paving at the base of the wall on the northern part of the extension.

Steel and timber frames and aluminium glazing system with polycarbonate glazing were observed in gaps to the cladding and it is believed that there is a glazed conservatory-type construction concealed behind the wall cladding, roof and internal wall linings to this extension.

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Photo 27

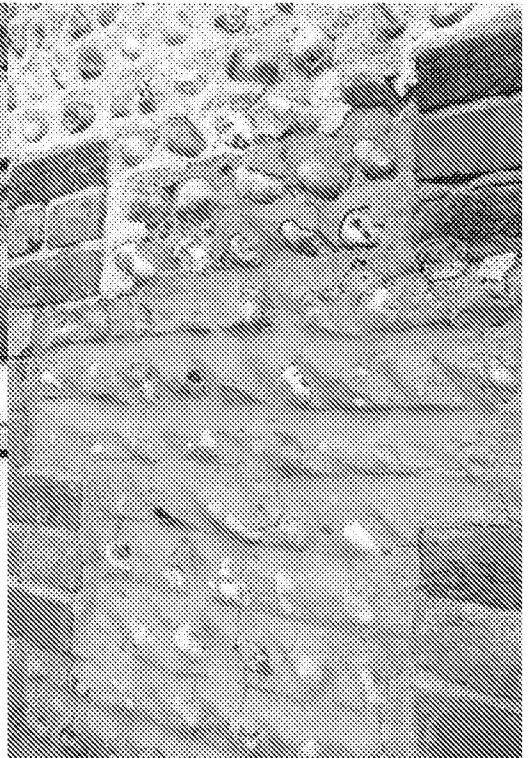


Photo 28



Photo 30



Photo 32

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Photo 33

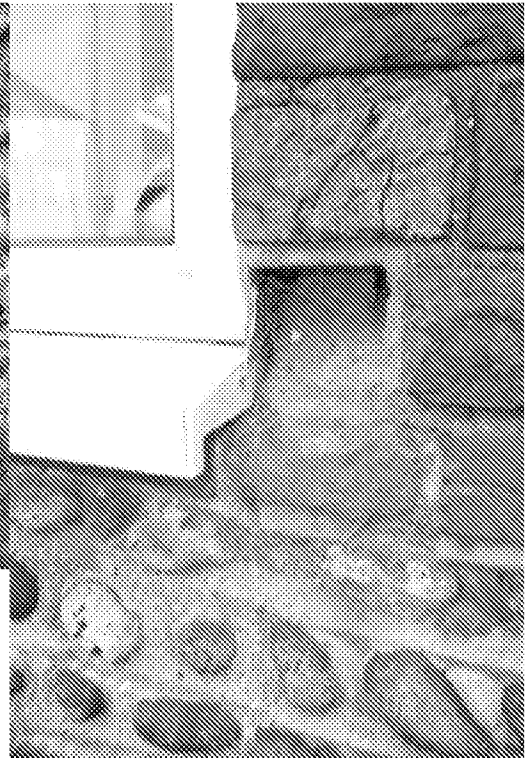


Photo 34



Photo 39

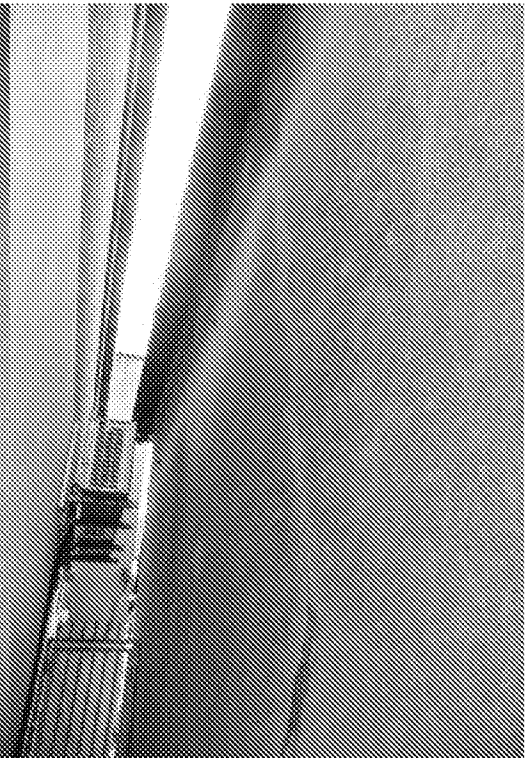


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Photo 44



Photo 46



Photo 47

E5 Windows

The windows are a mixture of double-glazed PVCu and decorated aluminium fixed casements, with head panels to the arched openings. It should be noted that there are no opening casements. The upper windows are fitted with trickle ventilators. There is pub-branded glazing to some windows. The windows are in fair condition generally, although the frame sealant to the gaps between the frames and walls is in deteriorating condition generally. It is recommended that the windows should be replaced throughout to provide opening

3

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casements for ventilation.

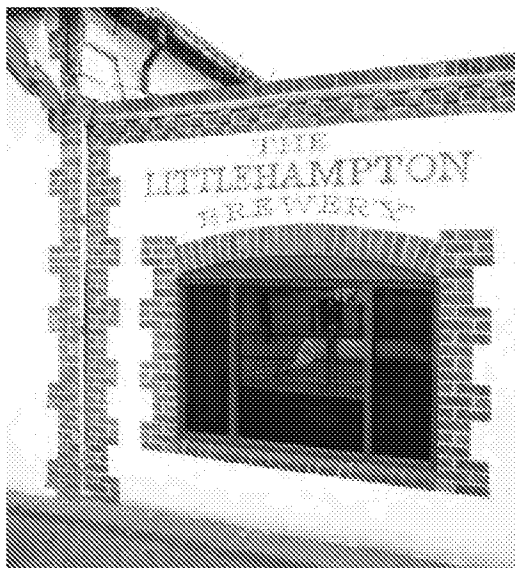


Photo 49



Photo 50

E6 Outside doors (including patio doors)

1). The entrance screen to the North elevation comprises a full height aluminium framed glazed screen, with a pair of half-glazed aluminium entrance doors, all in sound condition generally. There is a letter box fitted to the screen. The doors are fitted with locks and full height pull handles. The finish to the handles is tarnished. The doors were locked at time of inspection and the operation of the door could not be checked.

2). There are a pair of aluminium framed glazed entrance doors to the West elevation, which are fitted with locks and pull plates. The finish to the pull plates is deteriorating. The doors are in sound condition and operated correctly at the time of inspection, however the glazing panels are cracked and should be replaced as a matter of urgency.

3). There are 2 No. decorated steel roller shutters to the southern end of the West elevation. The shutters were locked at time of inspection and the operation of the shutters could not be checked. No comment can be made on whether the shutters are in operational condition. There is an aluminium framed glazed entrance door internally to the shutter at the southern end, which was not accessible to inspect due to stored items and no comment can be made on its condition.

4). On the East elevation there are PVCu infill panels to 7 No. former door openings, with head panels to the arched openings. The upper panels are a mixture of double-glazing and solid panels with a vent louvre. There is pub-branded glazing to some glazing. The panels are in fair condition generally, however it is recommended that these should be replaced throughout to provide opening casements for ventilation. The frame sealant to the gaps between the frames and walls is in deteriorating condition generally.

5). Redundant double Doors, East elevation, to South.

There are a pair of aluminium framed glazed entrance doors at the southern end of the West elevation which are fitted with locks and pull plates. The finish to the doors is deteriorating. The doors are redundant, being panelled over by wall linings internally and the operation of the door could not be checked.

6). Brewery door, West elevation

There is a timber door on the West elevation leading into the Brewery area. The door was not accessible and could not be observed fully.

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Photo 52



Photo 54



Photo 57



Photo 58

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Photo 60

Photo 61



Photo 62

Photo 63

E7 Conservatory and porches

1). Entrance Porch to North elevation

There is a steel entrance porch to the entrance on the North elevation, comprising columns, beams and an aluminium framed glazed pitched roof. The porch roof frame is coupled with the glazed entrance screen. The porch is in sound condition generally.

2). It is believed that the single storey extension to the West side has a conservatory-type

3

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construction concealed beneath the pitched roof, wall cladding and internal wall linings. Further investigation is advised to ascertain the structure and construction of the extension and the concealed conservatory.



Photo 64

E8 Other joinery and finishes

1). Main roof eaves:

There are exposed timber rafters, timber soffit boards between the rafters and timber fascia boards to the elevations. The timbers are in sound condition generally, although it is recommended that the timbers should be treated / redecorated to maintain the timbers. No slots or other provisions for ventilation of the roof void were observed. The roof is felted and therefore the installation of vents to provide ventilation to the roof void is advised.

2). Extension to Westside:

There are timber soffit boards to the eaves to the single storey extension, which are in deteriorating condition. The timbers are in fair condition generally, although it is recommended that the timbers should be treated / redecorated. It was observed that the extended soffit at the entrance is supported by a metal angle, with rusting evident to the fixings. It is advised that this angle should be replaced with an appropriate and adequate support.

Note: Further monitoring of all external joinery is advised, and a regular cycle of repair and timber treatment/ decoration to maintain the timbers is advised.

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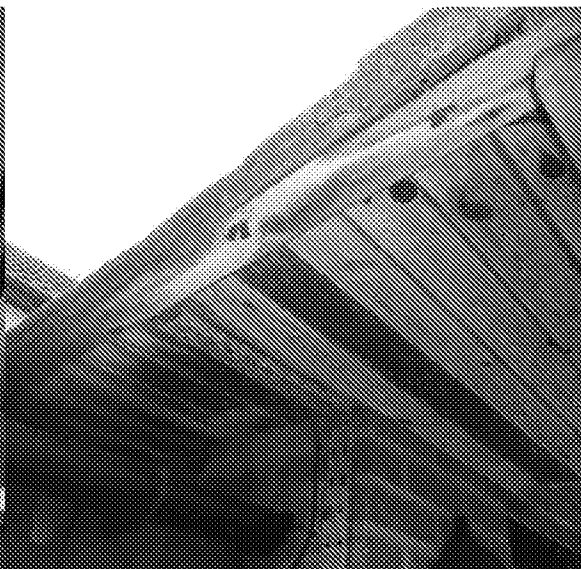


Photo 67

E9 Other

- 1). There is a flue pipe from a wood burning stove which terminates through the West roof slope. There is no terminal to the flue. This flue installation appears inadequate and should be checked by a competent person.
- 2). There is a security alarm box and a flag pole located at high level on the wall at the North West corner.
- 3). It should be noted that there is a road sign in close proximity to the wall on the East elevation.

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F Inside the property

Limitations to inspection

There were various fixtures, fittings and stored items within the premises and some of the internal parts of the property could not be observed.

The disabled toilet was inaccessible at time of inspection and could not be observed.



The Roof space is inspected from the access hatch if it is safe to do so. The surveyor does not go into the roof space.

F1 Roof structure

The roof void is accessed up a fold down metal ladder through an un-insulated trap hatch above the Mezzanine Store.



The roof structure comprises engineered gang-nailed timber roof trusses and frames, in sound condition generally. Longitudinal bracing was observed to the trusses, however no diagonal bracing was observed. The roof structure is believed to date from the time of conversion of the premises in the 1970s. The roof shows no signs of any deformation, however the installation of appropriate diagonal bracing to the trusses is advised. Further investigation and a specification for the insertion of the additional bracing by a structural engineer is advised. Note: timber roof truss structures of this type are not designed to take heavy additional loads, therefore the storage of heavy items within the roof space should be avoided.

The roof is felted above the rafters beneath the covering. Tears and holes were observed to the felt in places, in particular around the flue / vent penetrations. It is advised that these tears and holes to the felt should be repaired.

The roof void is boarded over the central part of the truss ceiling collars.

There is approximately 150mm of insulation quilt laid between the collars, however the insulation is disturbed in many areas, with some areas without insulation and therefore there is scope to improve on this. Any additional insulation should be set back from the eaves to enable adequate ventilation of the roof space.

A flue pipe from the wood burning stove in the Bar area rises through the roof space. There are a number of ventilation pipes rising into the roof space, which appear to vent in the roof space.

There is an insulated hot water storage tank with immersion located centrally in the roof space.

There is a mains interlinked smoke detector installed in the roof space.

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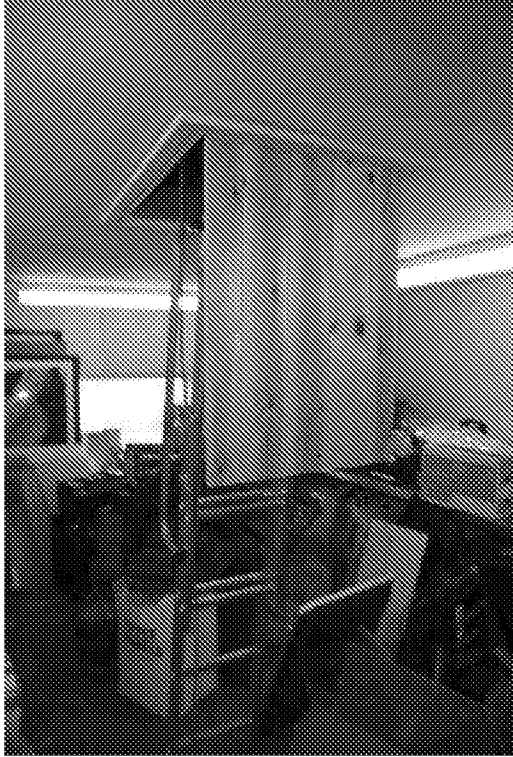


Photo 72



Photo 73

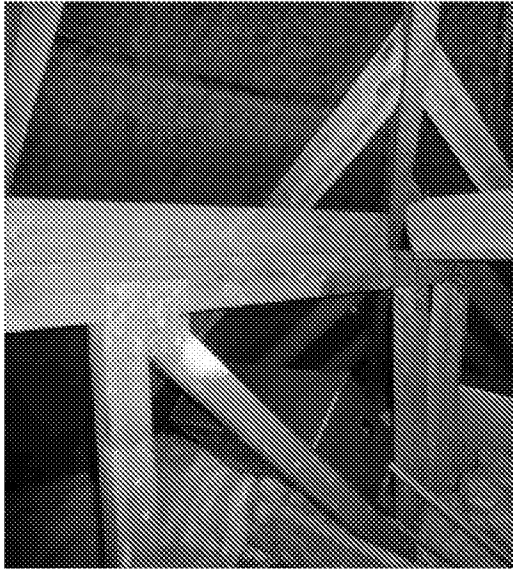


Photo 74



Photo 75

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Photo 76

Photo 77

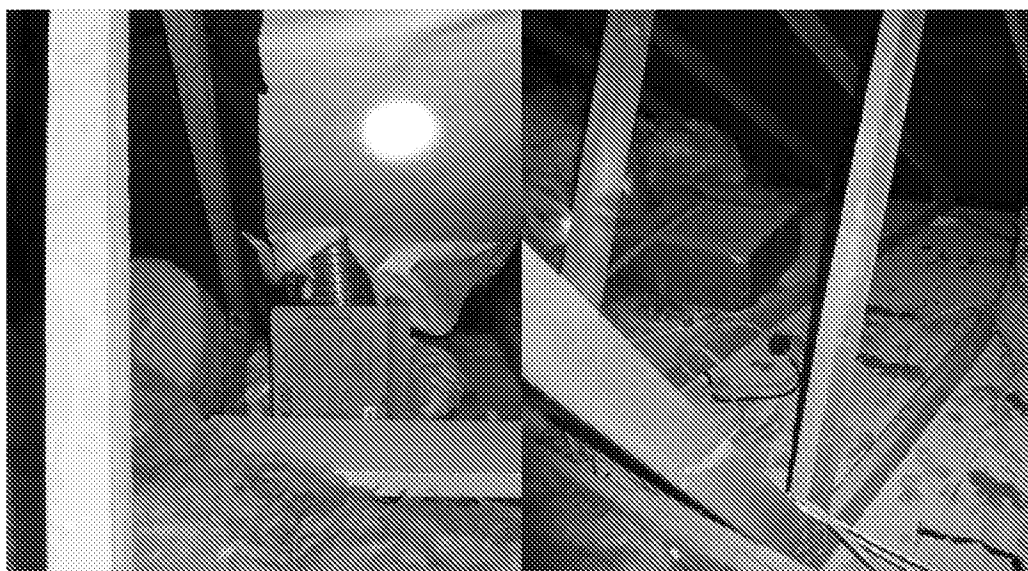


Photo 78

Photo 79

F2 Ceilings

1). Main Bar and Brewery Area

The ceilings are likely to be of plasterboard and have textured decorated plaster finishes throughout that are generally in sound condition, although minor hairline cracking was observed in some locations. The cracking corresponds with the joints of a sheet of plasterboard. This cracking is common, is of little cause for concern and should be dealt within the next cycle of decoration.

Note: The textured 'Artex' finish to the textured ceilings may contain asbestos fibres, which is of little consequence unless the finishes are disturbed (by removal, sanding, scraping or cutting holes for lights – creation of dust). A specialist contractor should deal with alterations to the textured ceilings.

2). Brewery Store

The ceilings beneath the mezzanine structure are boarded and have smooth decorated finishes. There are cover battens to the board joints. The ceiling is in fair condition generally, although there are gaps at the junction of the ceiling to the walls and at the mezzanine posts. The decoration to the ceiling has deteriorated in places.

3). Shop (Extension to West side).

The ceilings and skelings (sloping ceilings) are likely to be of plasterboard, have smooth decorated plaster finishes throughout and are generally in sound condition.

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Note: It is believed that there is a glazed conservatory-type construction concealed behind the internal wall and ceiling linings to this extension.

4). Toilets (Extension to West side).

The ceilings and skelings (sloping ceilings) are likely to be of plasterboard, have smooth decorated plaster finishes throughout and are generally in sound condition.

Note: It is believed that there is a glazed conservatory-type construction concealed behind the internal wall and ceiling linings to this extension.

5) Mezzanine Office.

The ceilings are likely to be of plasterboard and have textured decorated plaster finishes throughout that are generally in fair condition. There are cover battens to the board joints.

Note: The textured 'Artex' finish to the textured ceilings may contain asbestos fibres, which is of little consequence unless the finishes are disturbed (by removal, sanding, scraping or cutting holes for lights – creation of dust). A specialist contractor should deal with alterations to the textured ceilings.



Photo 81



Photo 82

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Photo 83

Photo 87

F3 Walls and partitions

1). Main Bar and Brewery Area

The internal faces of the external masonry walls have a smooth rendered finish throughout and are in sound condition generally, although there is localised damage in various areas. The pub-themed finishes and decorations to the walls are likely to require removal and re-finishing throughout.

Damp Affected Walls : Moisture readings were taken at high and low level using a moisture meter and high levels of moisture were observed along the entire lengths of the North and East external walls to the Main Bar and Brewery area, from floor level up to approximately 1000mm above floor level. A specialist damp survey is advised to fully understand the cause and scope of the damp and will provide suggested appropriate remedial work and costing.

2). West Entrance Lobby

The internal faces of the internal partitions have a mixture of smooth decorated plaster, likely to be on plasterboard lining, and timber dado panelling and are in fair condition generally, although there is localised damage in some areas.

3). Brewery Store.

The internal faces of the external masonry walls and internal partitions have a mixture of smooth decorated render and stainless steel sheet lining panels and are in fair condition generally, although there is localised damage to the walls in some areas and the stainless steel lining panels to the walls are detached in some areas.

4). Shop (Extension to West side).

The internal faces of the external walls have a mixture of smooth decorated plaster, likely to be on plasterboard lining, merchandising display fittings and timber dado panelling and are in fair condition generally.

Note: It is believed that there is a glazed conservatory-type construction concealed behind the wall and ceiling linings to this extension.

The internal partition wall (original external walls) on the East side are of decorated brick, with some render patching, and are in deteriorating condition generally, with localised damage in some areas. The walls show signs of being affected by damp, however no high readings of moisture presence were obtained at the time of this inspection. It is recommended that this internal partition wall should be further tested during a specialist damp survey for the property.

5). Toilets (Extension to West side).

The internal faces of the external walls are a mixture of smooth decorated plaster and ceramic wall tile finishes, likely to be on plasterboard lining, and decorated brick and are in good condition generally.

Note: It is believed that there is a glazed conservatory-type construction concealed behind the wall and ceiling linings to this extension.

The internal partitions are of timber studwork and plasterboard construction, with smooth decorated plaster finishes and in good condition generally throughout.

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6). Mezzanine Office

The external walls and internal partitions have a mixture of undecorated plasterboard linings and decorated lining panels, which are in fair condition generally, although with minor damage and blemishes throughout.



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Photo 92



Photo 94

Photo 97

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Photo 98

Photo 103

F4 Floors

1). Main Building:

The ground floor is solid throughout, most likely of concrete oversite slab construction and seems to be sound, although could not be fully observed beneath the finish coating to the floor. The floor has a decorative coating which is in poor condition throughout.

There is also stone-effect flooring to the centre and southern areas, which is in deteriorating condition in places.

There is cement patch repairs to the floor in areas of the Brewery and Brewery Store.

The Brewery Store has a granolithic concrete floor which is in deteriorating condition generally, with some cracking and patch repairs evident.

The floors throughout are heavily marked.

2). Extension to Westside:

The ground floor to the extension is solid throughout, most likely of concrete oversite slab construction and seems to be sound, although could not be fully observed beneath the finish coating to the floor. There are stepped levels to the floors.

The floor has a decorative coating which is in poor condition throughout.

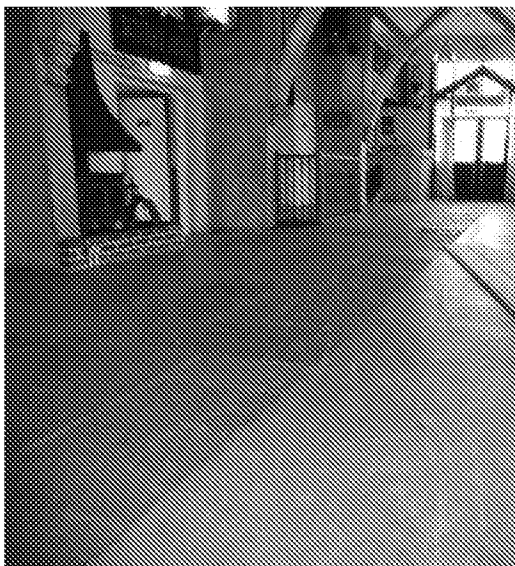
Note: It is believed that there is a glazed conservatory-type construction concealed behind the wall and ceiling linings to this extension. It is recommended that further investigations should be undertaken to ascertain the floor construction of this extension.

3). Mezzanine Office

The Mezzanine has a chipboard panel floor deck, which is likely to be an integral part of the mezzanine structure. The mezzanine structure appears to be sound, however the structure is concealed beneath the floor deck and could not be observed.

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F5 Fireplaces, chimney breast
and flues

The fireplace in the Bar area comprises a brick hearth and a log burning stove, with flue pipe. The fire was not tested at the time of inspection and no comment can be made on its operational adequacy. The installation of the flue pipe, which is routed through the roof void and terminates through the roof slope, appears inadequate. A specialist survey is advised to determine the condition and operational adequacy of the fire and flue.

NI

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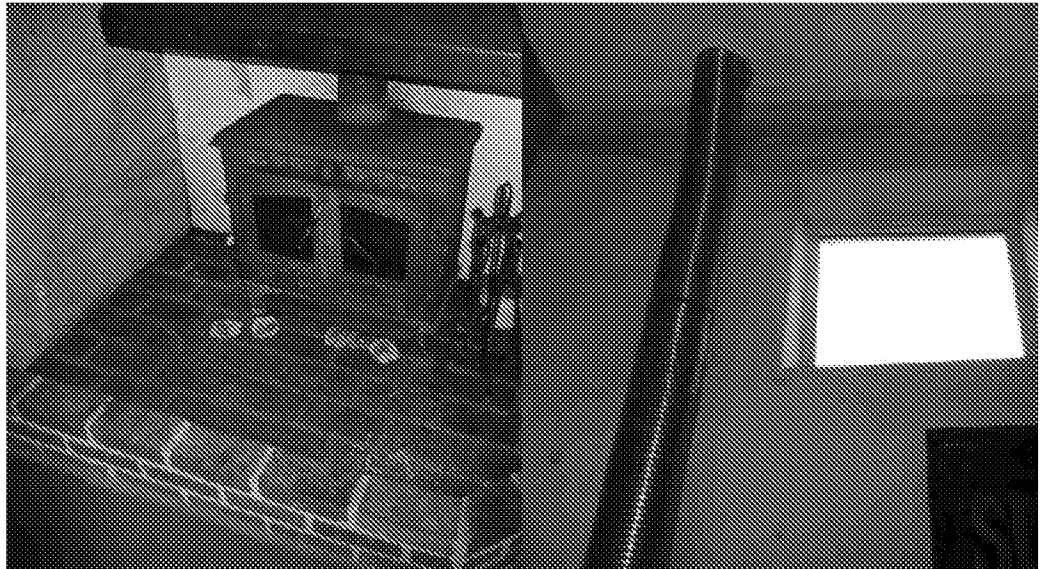


Photo 111

Photo 112

F6 Built-in fittings (built-in kitchen and other fittings, not including appliances)

There are various built-in fixtures and fittings in the bar, brewery and shop areas, some in part-dismantled condition. The fixtures and fittings were not inspected.

NI

F7 Woodwork (for example, staircase and joinery)

1). There are timber stairs leading to the Mezzanine is in sound condition. The stair has vinyl coverings and to the treads which are in deteriorating condition and the finishes and nosing to the bottom tread are missing. Repair to the bottom tread is recommended. The timber balustrading and newel posts to the stairs are also in sound condition.

2). There are a mixture of solid panel doors and timber doors that are in sound condition generally and operated correctly at the time of inspection.

3). There are decorated sill boards to the windows that are in fair condition generally.

4). There are cantilevered timber balcony features at high level to the external walls within the Bar and Brewery areas and a timber balustrade at floor level within the Bar area which are all decorative pub-theme features and were not inspected.



Photo 120

Photo 121

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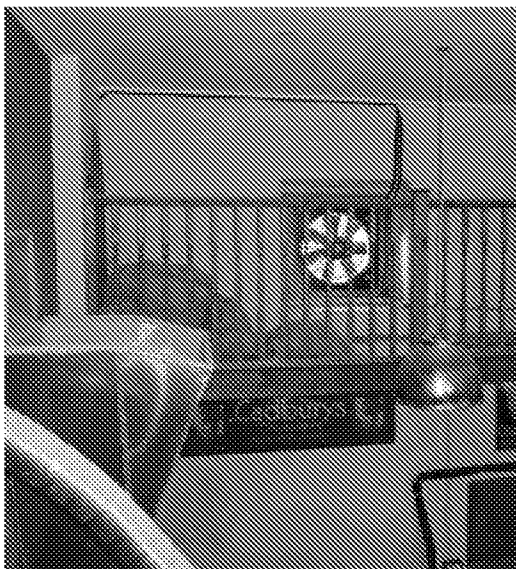


Photo 124

F8 Bathroom fittings

Toilets:



The toilets, urinals and basins are in fair condition generally, although these were not individually tested at time of survey. Blockages were observed to some of the toilets and a drain survey is recommended to ascertain the extent of the blockage and repairs required.

There is ceramic tiling to the walls which is in fair condition generally..

There is a separate disabled toilet accessed from the Entrance Lobby which was locked and not accessible at time of survey.



Photo 127



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F9 Other

1). Structure:

The premises was originally a terrace of 2-storey residential properties originating from the 19th Century, and is believed to have been converted into a single business premises in the 1970's. The Bar and Brewery area within the current premises is a 2-storey high, open plan space throughout.

There are a number of arched truss features within the Bar and Brewery area of the building which span the width of the building between the East and West walls. These arched truss features have decorative boxing and rendered pub-themed finishes, which are likely to conceal structural wall piers or columns, posts and tie beams, however, the structural arrangement could not be ascertained from this survey.

It is strongly advised that a full structural survey and investigation should be undertaken to ascertain the structural arrangement of the building and the condition of the structures, including to determine whether the current arrangement utilises the flint masonry walls for support.

2). Damp:

Moisture readings were taken at high and low level using a moisture meter to the walls, floors and ceilings and high levels of moisture were observed to the lengths of the North and East external walls in the Main Bar and Brewery area, up to a height approximately 1000mm above floor level.

A specialist damp survey is advised to fully understand the cause and scope of the damp and will provide suggested appropriate remedial work and costing.



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G Services

Services are generally hidden within the construction of the property. This means that we can only inspect the visible parts of the available services, and we do not carry out specialist tests. The visual inspection cannot assess the services to make sure they work efficiently and safely, and meet modern standards.

Limitations to inspection

The services were not tested at the time of inspection.



Safety warning: The Electrical Safety Council recommends that you should get a registered electrician to check the property and its electrical fittings at least every ten years, or on change of occupancy. All electrical installation work undertaken after 1 January 2005 should have appropriate certification. For more advice contact the Electrical Safety Council.

G1 Electricity

There is mains supplied electricity to the property.



The electricity meter is located in the cupboard at the North West corner of the Bar area. There is a mains switch and a modern consumer unit with miniature circuit breakers and residual current device protection also located in the same cupboard.

There is a second modern consumer unit with miniature circuit breakers and residual current device protection located in the central cupboard on the East side of Bar area.

There is an off peak supply meter and modern consumer unit with miniature circuit breakers located on North wall in the Brewery area. It was observed that the cover to the electrical junction box is detached and repair is advised.

There are also heater switches and consumer unit located on the wall in Brewery area.

There are exposed and loose electrical cables.

A comprehensive test of the electrics was outside the scope of the inspection. Due to the apparent ongoing removal of fixtures, fittings and equipment within the premises, the electrics throughout should be considered to be unsafe until tested by a competent electrician.

A specialist test of the electrics is advised, to fully understand the condition and operational adequacy of the system.

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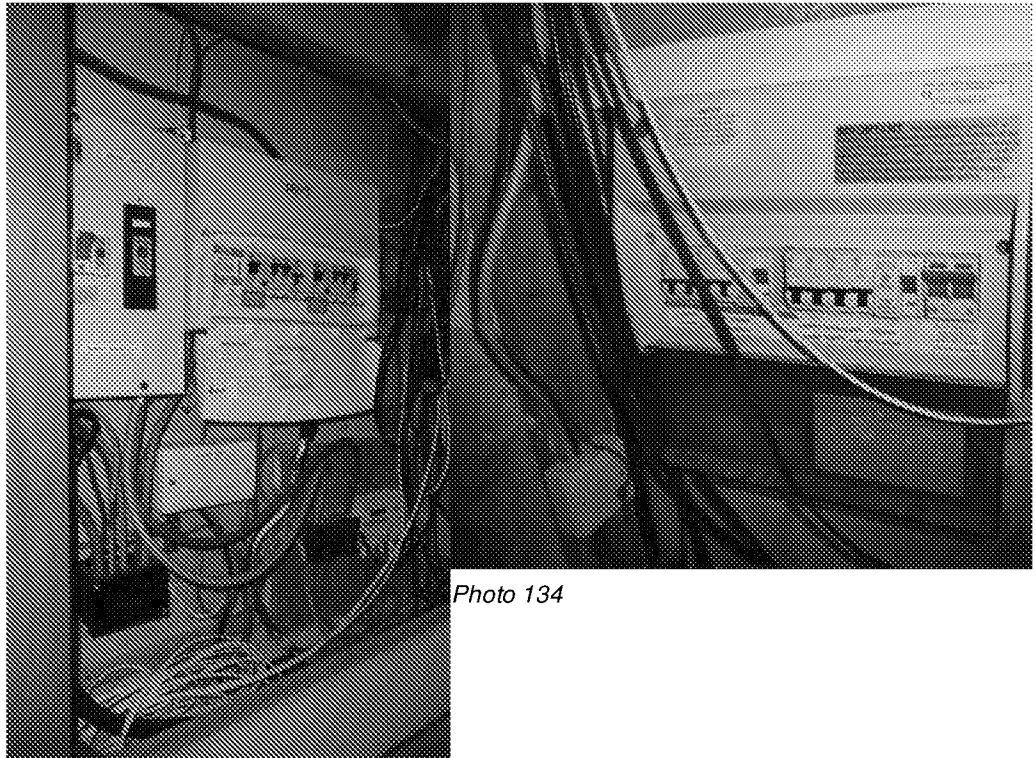


Photo 134

Photo 133



Photo 135

Photo 136

Safety warning: All gas and oil appliances and equipment should regularly be inspected, tested, maintained and serviced by a registered 'competent person' and in line with the manufacturer's instructions. This is important to make sure that the equipment is working correctly, to limit the risk of fire and carbon monoxide poisoning and to prevent carbon dioxide and other greenhouse gases from leaking into the air. For more advice contact the Gas Safe Register for gas installations, and OFTEC for oil installations.

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G2 Gas/oil

There is a redundant capped gas supply pipe located in the central cupboard on the East side of Bar area.

G3 Water

The stopcock for the water supply could not be located at the time of inspection.

NI

A water meter was not found outside the property at the time of inspection.

G4 Heating

There is no central heating system installed at the property.

NI

Various individual electric panel heaters were observed within the premises, which were not tested.

There is also a heater unit above the doors at the North entrance, which was not tested.



Photo 141

G5 Water heating

There is an insulated hot water storage tank with immersion located in the roof space.



Although a comprehensive test of the water heating system was outside the scope of this survey, the tanks appears to be in sound condition with no evidence of leaks.

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Photo 142

The covers in the inspection chambers of the underground drain are not lifted.

G6 Drainage

A comprehensive drainage inspection was outside the scope of the survey.

Internal recessed manholes were found to the floors in the Female Toilet, Bar area and the Brewery Store. The manhole covers within the Female Toilet and Brewery Store could not be lifted. The manhole cover within the Bar area could only be partially lifted. The inspection chambers were not observed. A strong odour was noted from the manhole chamber in the Bar area and there was cause to suspect blockage of the foul drainage.

There is a recessed waste water drainage gulley/ connection and a pipe that is routed direct into the floor within the floor at the Bar Servery.

There are recessed linear drainage gulleys within the floor of the Brewery Store. The gulleys are blocked with debris.

There are internal manholes and gulleys, which indicate that the foul drains are routed beneath the floors of the property. The routing of the foul and rainwater drainage could not be ascertained at the time of inspection and a drainage survey would be required to establish this.

A full drainage survey at the property is advised to ascertain the exact routing and condition of the drainage systems.

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Littlehampton
BN17 6EU



Photo 144



Photo 145



Photo 146

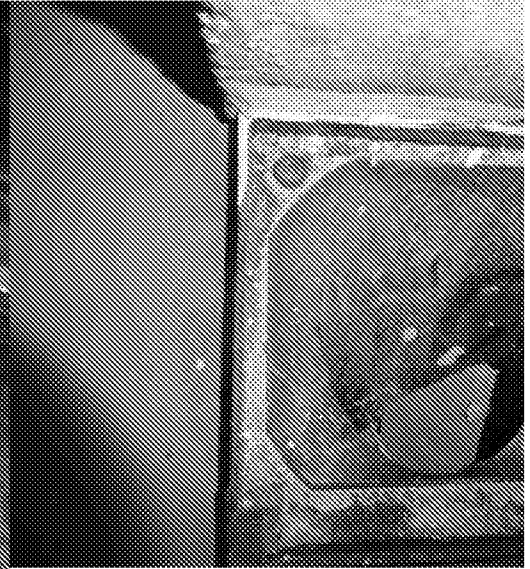


Photo 147

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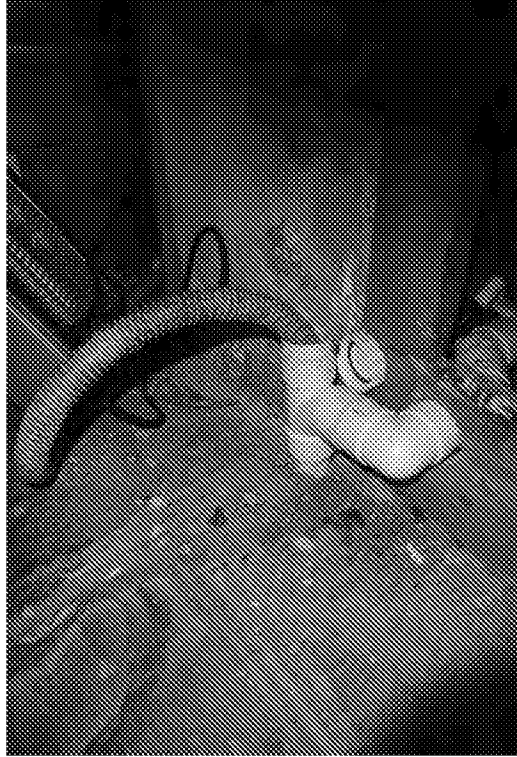


Photo 148

G7 Common services

N/A

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H Grounds (including shared areas for flats)

Limitations to inspections

Observation of the grounds to the West side was limited due to stored items, in particular within the service yard area.



H1 Garage

There is no garage at the property.

H2 Other

1). There is a timber framed and clad shed structure to the West side of the building which houses commercial walk-in chillers. The shed is open sided to South side. The shed appears to be in fair condition generally, however could not be fully observed due to stored items.

2). There is a timber framed and clad barn structure to the North West corner of the grounds. The barn is open sided to South side. The barn has a pitched roof with concrete tile coverings. The barn is in fair condition generally. There is a wood burning stove installed within the barn, which was not tested.

3). There is decorated steel palisade fencing to yard, which is in sound condition generally, although there are some damaged pales to the fence on the West side. There are double gates to the West and North sides which are fitted with a sliding bolts with padlock apertures and drop bolts. The gates are in sound condition generally. The gate gates to West side operates correctly, although there are no ground pockets for the drop bolts. The gates to North side were locked at time of survey and the operation of the gates could not be checked.

4). The yard area to the West side has a mixture of concrete block and concrete flag paving. The paving is ramped at the gates on the North side. There is concrete paving at the entrance to the building. The paving is in fair condition generally, although could not be fully observed. Some general deterioration and previous patch repairs were observed to the concrete paving. There is an open linear drainage channel along the base of the extension wall to West side of building. The channel is blocked with debris in places and clearing of this is advised.

5). There is an open forecourt to the North side of the property which has concrete block paving with concrete kerb edgings. The paving is in sound condition. There is a balustrade fence to the North, car park, side of the forecourt which comprises decorated metal bollards and rails, also in sound condition. It should be noted that there appears to be public right of way across this forecourt.

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Photo 151



Photo 152



Photo 154



Photo 155

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Photo 156



Photo 157



Photo 158

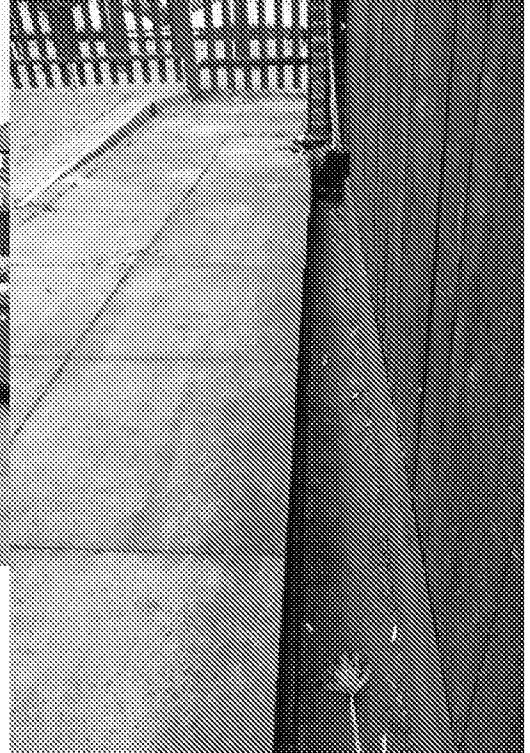


Photo 159

Property address

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Photo 161

- H3 General There is a margin between the subject property and adjoining property to the South side which is paved with concrete. Ownership of this margin was not known at time of survey, however it should be noted that there are locked security gates at both ends, with the gate frames fixed into the wall of the subject property, an air conditioning unit installed at low level on the wall of the neighbouring property obstructs the path and the paving to the margin is in deteriorating condition.

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I Issues for your legal advisors

We do not act as the legal adviser and will not comment on any legal documents. However, if during the inspection we identify issues that the legal advisers may need to investigate further, these will be listed and explained in this section (for example, check whether there is a warranty covering replacement windows). You should show your legal adviser this section of the report.

I1 Regulation	Any relevant paperwork with regard to local authority permission and building regulations approval should be transferred to the purchaser. Substantial works have been carried out to the property, which would have required appropriate planning and building regulations approvals. These should be researched and highlighted by your legal advisor.
I2 Guarantees	Any relevant guarantees should be transferred to the purchaser.
I3 Other Matters	It would be prudent to check the exact ownership and maintenance obligations to all the boundaries. It would be prudent to check the ownership, boundary and public right of way relating to the paved forecourt / footpath to the North side. It would be prudent to check the boundaries and rights of way relating to the service road area and the subject property at the southern end of the West side. It would be prudent to check the ownership and right of way with regard to the margin / path that is between the subject property and neighbouring property to the South side.

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J Risks

This section summaries defects and issues that present a risk to the building or grounds, or a safety risk to people. These may have been reported and condition rated against more than one part of the property or may be of a more general nature, having existed for some time and which cannot be reasonably changed.

J1 Risks to the building	1). Damp affecting the external masonry walls on the North and East sides. 2). Deteriorating mortar to the wall on the East elevation. 3). Drainage routed below the floors. 4). Conservatory-type construction(s) to the single-storey extension(s) to the West side concealed behind the external wall claddings, the roof and the internal wall linings. 5). Concealed structure to the converted open-plan main building.
J2 Risks to the grounds	None identified.
J3 Risks to people	1) Potential for materials containing asbestos to be present within the construction of the building, including concealed construction. 2). Unknown condition of the electrical installations - to be considered as unsafe unless tested and certified by an electrician.
J4 Other	Recommendations: 1). Undertake a full structural survey to ascertain the structural arrangement of the converted building. 2). Undertake investigations to ascertain the details of the conservatory structure concealed within the walls and under the roof of the extension. 3). Undertake a full drainage survey and clear the blockages to the drains. 4). Undertake an electrical inspection and test of the electrical installations. 5). Repair or replace the guttering, as required. 6). Repair the mortar bedding to the flint and brick walls, as required. 7). Repair the cracking to the rendered wall, South elevation. 8). Replace the windows with opening casements to provide ventilation. 9). Repair the doors and door glazing, as required. 10). Treat / decorate the external joinery, as required. 11). Repair the holes and tears to the roof felt underlay, as required. 12). Re-lay the roof insulation, as required. 13). Undertake a specialist damp survey and damp treatment works to the external walls, as required. 14). Repair the floors, as required. 15). Repair the mezzanine staircase bottom tread. 16). Repair the damaged perimeter fencing pales to the West side.

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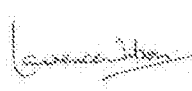
Property address

2 - 10 Duke Street
Littlehampton
BN17 6EU

K Surveyor's declaration

"I confirm that I have inspected the property and prepared this report."

Signature



Surveyors RICS number

1173994

Qualifications

MRICS Building Surveyor

For and on behalf of

Company

Andrew Fuller Associates

Address

Norton Studio, School Lane

Town

Arundel

County

West Sussex

Post Code

BN18 9DR

Phone Number

01903 885444

Website

www.andrewfuller.co.uk

Fax Number

n/a

Email

info@a-fuller.co.uk

Property Address

2 - 13 Duke Street

n

Client Name

Castle Property
Developments Ltd

Date this report was produced

12/11/2016

RICS Disclaimers

1. This report has been prepared by a surveyor ('the Employee') on behalf of a firm or company of surveyors ('the Employer'). The statements and opinions expressed in this report are expressed on behalf of the Employer, who accepts full responsibility for these.

Without prejudice and separately to the above, the Employee will have no personal liability in respect of any statements and opinions contained in this report, which shall at all times remain the sole responsibility of the Employer to the exclusion of the Employee.

In the case of sole practitioners, the surveyor may sign the report in his or her own name unless the surveyor operates as a sole trader limited liability company.

To the extent that any part of this notification is a restriction of liability within the meaning of the Unfair Contract Terms Act 1977 it does not apply to death or personal injury resulting from negligence.

2. This document is issued in blank form by the Royal Institution of Chartered Surveyors (RICS) and is available only to parties who have signed a licence agreement with RICS.

RICS gives no representations or warranties, express or implied, and no responsibility or liability is accepted for the accuracy or completeness of the information inserted in the document or any other written or oral information given to any interested party or its advisers. Any such liability is expressly disclaimed.



Please read the 'Description of the RICS Condition Report Service' (at the back of this report) for details of what is, and is not, inspected

Property address

2 - 13 Duke Street
Littleshampton
BN17 6EU

Property address

2 - 10 Duke Street
Littlehampton
BN17 6EU

What to do now

Getting quotations

The cost of repairs may influence the amount you are prepared to pay for the property. Before you make a legal commitment to buy the property, you should get reports and quotations for all the repairs and further investigations the surveyor may have identified.

You should get at least two quotations from experienced contractors who are properly insured.

You should also:

- ask them for references from people they have worked for;
- describe in writing exactly what you will want them to do; and
- get the contractors to put the quotations in writing.

Some repairs will need contractors with specialist skills and who are members of regulated organisations (for example, electricians, gas engineers, plumbers and so on). Some work may also need you to get Building Regulations permission or planning permission from your local authority.

Further investigations

If the surveyor is concerned about the condition of a hidden part of the building, could only see part of a defect or does not have the specialist knowledge to assess part of the property fully, the surveyor may have recommended that further investigations should be carried out to discover the true extent of the problem.

Who you should use for these further investigations

You should ask an appropriately qualified person, though it is not possible to tell you which one.

Specialists belonging to different types of organisations will be able to do this. For example, qualified electricians can belong to five different government-approved schemes. If you want further advice, please contact the surveyor.

What the further investigations will involve

This will depend on the type of problem, but to do this properly, parts of the home may have to be disturbed and so you should discuss this matter with the current owner. In some cases, the cost of investigation may be high.

When to do the work

The condition ratings help describe the urgency of the repair and replacement work. The following summary may help you decide when to do the work.

- Condition rating 2 – repairs should be done soon. Exactly when will depend on the type of problem, but it usually does not have to be done right away. Many repairs could wait weeks or months, giving you time to organise suitable reports and quotations.
- Condition rating 3 – repairs should be done as soon as possible. The speed of your response will depend on the nature of the problem. For example, repairs to a badly leaking roof or a dangerous gas boiler need to be carried out within a matter of hours, while other less important critical repairs could wait for a few days.

Warning

Although repairs of elements with a condition rating 2 are not considered urgent, if they are not addressed they may develop into defects needing more serious repairs. Flat roofs and gutters are typical examples. These can quickly get worse without warning and result in serious leaks. As a result, you should regularly check elements with a condition rating 2 to make sure they are not getting worse.

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Description of the RICS Condition Report Service

The service

The RICS Condition Report Service includes:

- an inspection of the property (see 'The inspection') and
- a report based on the inspection (see 'The report').

The surveyor who provides the RICS Condition Report Service aims to tell you about:

- the construction and condition of the property on the date it was inspected;
- any defects that need urgent attention or are serious;
- things that need further investigation to prevent serious damage to the fabric of the building; and
- defects or issues that may be hazardous to safety.

The inspection

The surveyor inspects the inside and outside of the main building and all permanent outbuildings, but does not look at or remove the fabric. This means that the surveyor does not take up carpets, floor coverings or furnishings, move furniture, remove the contents of cupboards, wall sockets, etc., remove secured panels and/or hatchery or undo window fittings. If necessary, the surveyor carries out parts of the inspection when standing at ground level from public property next door where accessible. The surveyor may use equipment such as a damp-meter, binoculars and a torch, but may use a ladder for low roofs and for hatches in roofs that it cannot safely get to ground (outside) or floor surfaces (inside) if it is safe to do so. The surveyor may inspect the roof space from the access hatch but will not go into the roof space itself. Cellars are inspected if they are reasonably accessible, but under floor voids are not inspected.

Services to the property

Services are generally hidden within the construction of the property. This means that only the visible parts of the service can be inspected, and the surveyor does not conduct experiments. This visual inspection cannot assess the efficiency or safety of electrical, gas or other energy services, plumbing, heating or drainage installations (or whether they meet current regulations), or the actual condition of any chimney, boiler or other fuel-burning appliance. Services to the underground drainage system are not fixed.

Outside the property

The surveyor inspects the condition of boundary walls, fences, permanent outbuildings and areas in common (shared use). To inspect these areas, the surveyor walks around the grounds and any neighbouring public property where access can be obtained. Buildings with swimming pools and sports facilities are also treated as permanent outbuildings, but the surveyor does not report on the leisure facilities, such as the pool itself and its equipment, landscaping and other facilities (for example, tennis courts and temporary outbuildings).

Pipes

When inspecting flats, the surveyor assesses the general condition of outside surfaces of the building, as well as its ground areas (for example, shared hallways and staircases). The surveyor inspects roof spaces from the access hatch only if they are accessible from within the property and it is safe to do so. The surveyor does not inspect drains, pits, fire alarms and security systems.

Dangerous materials, contamination and environmental issues

The surveyor does not make any enquiries about contamination or other environmental dangers. However, if the surveyor suspects a problem, he or she should recommend a further investigation.

The surveyor may assume that no harmful or dangerous materials have been used in the construction, and does not have a duty to justify making this assumption. However, if the inspection shows that these materials have been used, the surveyor must report this and ask for further inspection.

This surveyor does not carry out an asbestos inspection unless he or she is an asbestos inspector when necessary to ensure that any test within the Current or Applicable Regulations 2006. If in fact, the surveyor assumes that there is a problem (as defined in the regulations), and that in place of an asbestos report and an effective management plan which does not present a significant risk to health or meet any immediate problem. The surveyor does not correct the dysfunction.

The report

The surveyor provides a report of the inspection for you to read, but cannot accept any liability if it is used by anyone else. If you decide not to act on the information in the report, you do this at your own risk. The report provides you with an objective assessment of the general condition of the main elements of a property. This is expressed in terms of condition ratings.

The report is in a standard format and provides the following sections:

1. Introduction to the report
2. About the inspection
3. Summary of the condition ratings
4. About the property
5. Outside the property
6. Inside the property
7. Services
8. Grounds (including shared areas for flats)
9. Issues for your legal advisers
10. Notes
11. Surveyor's disclaimer (disclaimer of the RICS Condition Report Service Typical House Diagram)

Condition ratings

The surveyor gives condition ratings to the 'elements' of the main building, grounds and some outside elements. The condition ratings are described as follows:

Condition rating 7 – means that serious action must be taken to restore, replace or investigate property.

Condition rating 6 – defects that need repairing or replacing but are not considered to be either serious or urgent. The property must be maintained in the normal way.

Condition rating 5 – no repair or business needed. The property must be maintained in the normal way. (R – not inspected).

The surveyor does not report if it was not possible to check any parts of the property that the inspection could reasonably cover. If the surveyor is concerned about these parts, the report tells you about any further investigations that are needed.

The surveyor only outlines the justification for the condition rating and does not include any advice. The surveyor also does not report on the cost of any work to put right defects or make recommendations on how repairs should be carried out.

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Energy

The surveyor has not prepared the Energy Performance Certificate (EPC) as part of the RICS Condition Report Service for the property. If the surveyor has seen the current EPC, he or she will present the energy efficiency and environmental impact ratings in this report. The surveyor does not check the ratings and so cannot comment on their accuracy.

Issues for legal advisers

The surveyor does not act as 'the legal adviser' and does not comment on any legal documents. If, during the inspection, the surveyor identifies any issues that legal advisers may need to investigate further, these will be listed and explained in section 1 of the report (for example, check whether there is a warranty covering replacement windows). You should show your legal adviser section 1 of this report.

Risks

This section summarises defects and issues that present a risk to the building or grounds, or a safety risk to people. These may have been reported and condition rated against more than one part of the property or may be of a more general nature, having existed for some time and which cannot reasonably be changed.

Note: The RICS Condition Report Service does not include an opinion on either the Market Value of the property or the reinstatement cost.

Standard terms of engagement

1 **The service** – the surveyor provides the standard RICS Condition Report Service ('the service') described in the 'Description of the RICS Condition Report Service', unless you and the surveyor agree in writing before the inspection that the surveyor will provide extra services. Any extra service will require separate terms of engagement to be entered into with the surveyor. Examples of extra services include:

- costing of repairs;
- schedules of works;

- supervision of works;
- re-inspection;
- detailed specific issue reports; and
- market valuation and reinstatement cost.

2 **The surveyor** – the service is to be provided by an AssocRICS, MRICS or FRICS member of the Royal Institution of Chartered Surveyors, who has the skills, knowledge and experience to survey and report on the property.

3 **Before the inspection** – you tell the surveyor if you have any particular concerns about the property.

4 **Terms of payment** – you agree to pay the surveyor's fee and any other charges agreed in writing.

5 **Cancelling this contract** – you are entitled to cancel this contract by giving notice to the surveyor's office at any time before the day of the inspection. The surveyor does not provide the service (and reports this to you as soon

as possible) if, after arriving at the property, the surveyor decides that:

- (a) he or she lacks enough specialist knowledge of the method of construction used to build the property; or
- (b) it would be in your best interests to have a RICS HomeBuyer Report or a building survey, rather than the RICS Condition Report Service.

If you cancel this contract, the surveyor will refund any money you have paid for the service, except for any reasonable expenses. If the surveyor cancels this contract, he or she will explain the reason to you.

6 **Liability** – the report is provided for your use, and the surveyor cannot accept responsibility if it is used, or relied upon, by anyone else.

Complaints handling procedure

The surveyor will have a complaints handling procedure and will give you a copy if you ask for it.

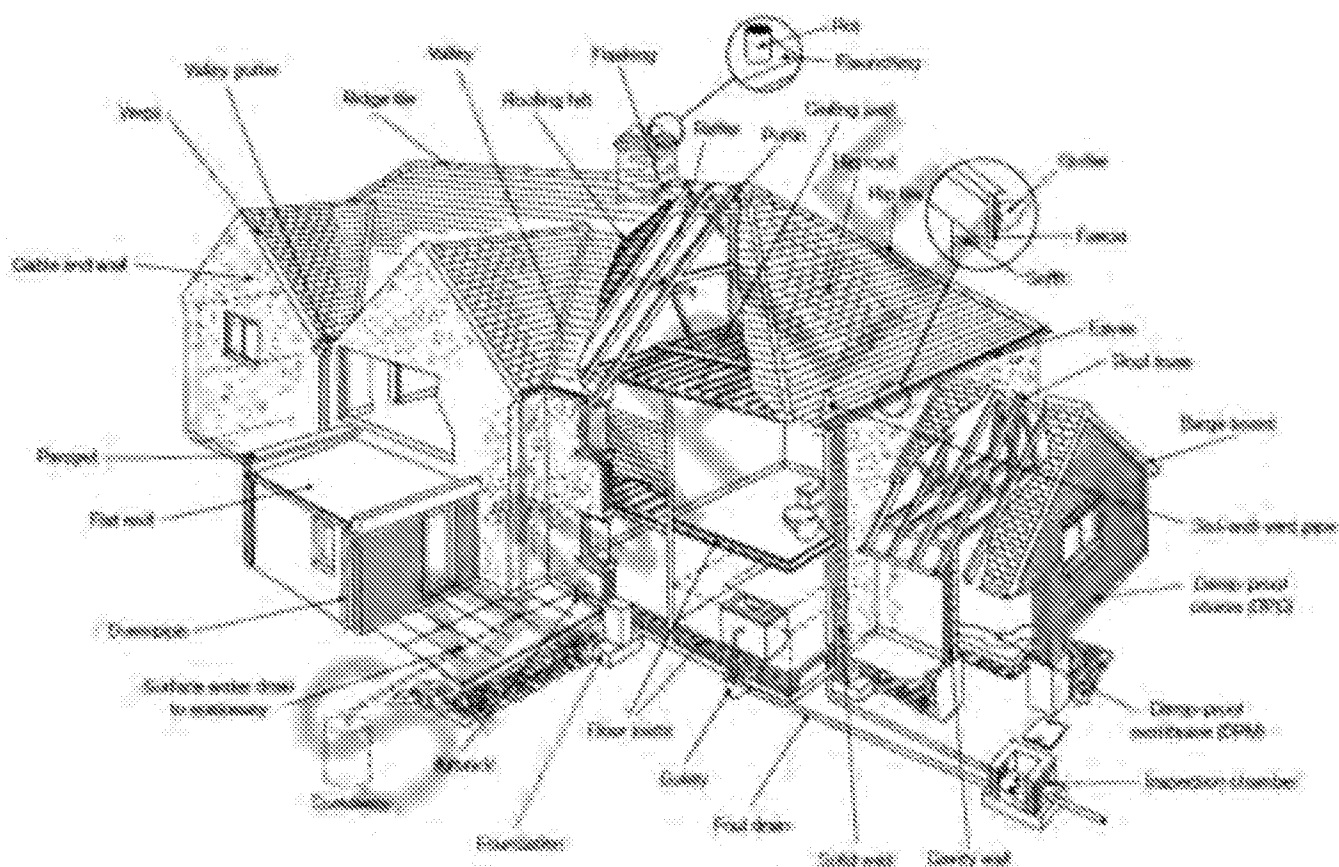
Note: These terms form part of the contract between you and the surveyor.

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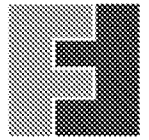
Typical house diagram

This diagram illustrates where you may find some of the building elements referred to in the report.



Property address

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Appendix 2

Letter from AFA



*Chartered Surveyors * Town Planning*

NORTON STUDIO * SCHOOL LANE * ARUNDEL * WEST SUSSEX * BN18 9DR

Castle Property Developments
1 & 2 The Barn
Lavant
West Sussex
PO18 9AA

Ref 15864

Tuesday 22nd November 2016

Dear Sirs

2 - 13 Duke Street, Littlehampton

I have been asked to provide elemental budget costings to the wants of repair identified in my RICS Condition report for the above property, dated 14th October 2016.

Below is an elemental breakdown of construction works, fees, VAT and contingency, which provides an anticipated overall budget cost to undertake full repair of the building to the satisfaction of any potential incoming tenant taking on a full repairing lease. This excludes any tenant fit out that may be required.

Schedule

- 1) Roof Covering - Carry out minor repairs to mortar bedding, to hip and ridge tiles, and replace snow guards - £1500 (inc. scaffold)
- 2) Rainwater - Replace all guttering and downpipes with PVCu section and fittings - £2500 (inc. scaffold)
- 3) Main Walls - Hack off existing render, re-render and decorate South Elevation end wall. Carry out mortar repairs, replace spalled and broken bricks, re-point flint and brickwork, and decorate as necessary - £5000
- 4) Windows - Install trickle vents to window heads, or install centrally located mechanical ventilation system, to provide adequate background ventilation - £1500
- 5) Doors - all to be overall, adjusted and repaired as necessary, Replace panelled doors to to East Elevation (Duke Street) - £5000
- 6) Conservatory extension beneath cladding to West side - Allow to demolish outer walls and roof - envisaged basic specification for new structure - timber frame walls weather boarded externally, insulated and lined internally, lightweight insulated roofing system - all to current Building Regulations - £30,000 (dependant on final specification)
- 7) External Joinery - Redecorate fascia and soffit boards, and replace angle support brackets - £1500 (inc. scaffold)
- 8) Roof Structure - Install additional truss bracing - £1000
- 9) Roof Void - Provide additional insulation, eaves vents, and repair torn felt - £1000

(Cont.....)

(Cont.....)

10) Internal Walls/Damp - Hack off and replace defective render and plaster around entire original building perimeter and partitions where required. Line walls, plaster and decorate as necessary - £20,000

11) Floors - Take up damaged and un-level concrete floors and replace with new concrete slab, insulation and screed build up as necessary to current Building Regulations - £20,000 (excluding floor finishes)

12) Structure Internally - Remove arched truss features, further investigate and install additional structure as required. Install adequate fire protection to structural elements as required - all to current Building Regulations - £10,000

13) Electrical Installation - Strip out all electrics back to consumer unit - £5000

14) Drainage - Undertake repairs to defective drain runs as required - £3000

15) External Works - Remove outbuildings and walk in cold store. Carry out general repairs to paving, fencing etc. £5,000

Total = £112,000

Plus:

Contractors overheads and profit (OHP), contract preliminaries and management costs, based on a 3 month programme @ 20% of contract value = **£22,400**

Plus:

Professional fees based on 13.5% on a cost of works of £134,400 = **£18,144**

Plus:

Local Authority fees - **£1000**

Total = £153,544 + VAT = £184,252.80

Allowing 10% contingency - Overall Total = £202,678.08

I trust this is useful for feasibility purposes as discussed, and please don't hesitate to contact me to discuss, or for any further assistance.

Yours faithfully



Lawrence Wilson MRICS
Building Surveyor



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Registered Office: Norton Studio, School Lane, Arundel. BN18 9DR*

