



**BNP Paribas Real Estate
5 Aldermanbury Square
London
EC2V 7BP**



Development Opportunity Available

Civic Centre, Shoreham-by-Sea, West Sussex BN43 9SH



Outstanding opportunity to acquire a 0.9 hectare (2.27 acre) site with development potential for a high quality mixed use scheme

Background

On behalf of our clients, Adur District Council, we are delighted to offer this high quality mixed use development opportunity in Shoreham-by-Sea.

The Civic Centre was built in the late 1970s and currently houses a number of third-sector and other temporary occupiers following the relocation of the majority of the Council's services. Vacant possession will be available on completion. The Site, divided into two by Ham Road, is occupied by the three storey Civic Centre to the south and a staff car park to the north.

In total the site extends to 0.9 hectares (2.27 acres). Our client is now seeking to dispose of the site on a freehold or leasehold basis, with offers invited on either a subject to planning or an unconditional basis. The preference is to see the site redeveloped through a disposal structure that creates an ongoing revenue stream for the Council. However, offers will be considered on a range of basis, including a capital receipt.



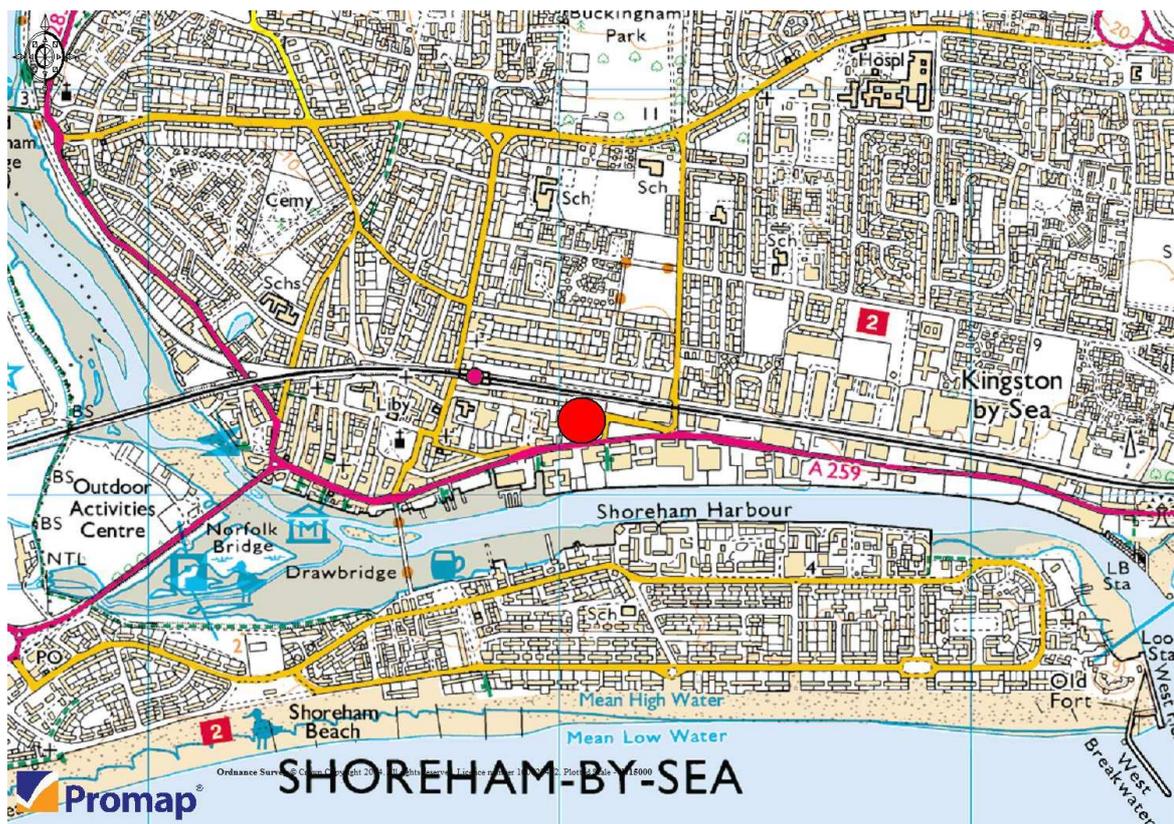
Location

The site is approximately 400m from Shoreham-by-Sea town centre. Shoreham-by-Sea enjoys a unique location, bordered on the north by the South Downs National Park, on the west by the open valley of the River Adur and on the south by the river and Shoreham Beach.

Adur District Council covers a large, predominantly affluent area of the south coast. Shoreham-by-Sea itself has a population of around 48,000 (2011 Census). The 10 minute drive time catchment from the town contains 82,000 residents, providing a total convenience spend of £160m and £241m total comparison spend. The population in Shoreham-by-Sea is expected to grow by 8.1% up to 2018, as latest data shows significant population migration from Brighton and Hove to the east

The whole site lies between the railway line to the north and the A259, Brighton Road, to the south and is bisected by Ham Road. The Civic Centre building occupies a prominent island location. Brighton Road provides access to Shoreham town centre to the west and Brighton and Hove to the east. Ham Road is generally residential in character, but also includes a number of retail and commercial uses.

Shoreham-by-Sea railway station is approximately 300m to the north west of the site and offers regular services to London Victoria, Gatwick Airport, Brighton and Hove in addition to local services. Journey times to London Victoria are approximately 1 hour 15 minutes.



Description

The site comprises approximately 0.9 hectares (2.2 Acres) and is split in two sections. The southern section includes the Civic Centre building and its curtilage and the northern section is the staff car park on the northern side of Ham Road. The Civic Centre fronts Ham Road and backs onto the A259 Brighton Road.

The site is in a prominent location approximately 100m north of the water front, with good links to bus, rail and road networks as well as the main shopping areas of Shoreham-by-Sea.



The northern section of the site extends to approximately 0.27 hectares (0.67 acres). In terms of topography, the site is level and raised above the surrounding area. As stated above, it is currently used as surfaced car parking and is marked out for approximately 130 cars. Vehicular access is from the western boundary off Ham Road, via a private road. There is an electricity substation on the southern boundary of the site which is outside the Council's ownership and excluded from the sale.

The southern section of the site contains the three storey Civic Centre building. The existing building has a total net internal floor area of 53,922 sq ft NIA (5,009.4 sq m) and is of framed construction arranged around a central courtyard area, with brick elevations beneath a flat roof. The existing building footprint occupies approximately 37% of the southern section, with the remaining area used as additional parking and landscaping.



Town Planning

The Council's emerging Local Plan was approved for consultation purposes (Regulation 19) by Adur Council on the 9th October 2014. The Local Development Scheme indicates that the Plan would be submitted to the Secretary of State in March with a Public Examination likely in June 2015.

Policy 11 of the Pre-submission Draft Local Plan states that Shoreham Town Centre will be the main focus for new developments in Shoreham-by-Sea to meet needs including housing, employment, community facilities and retail. The Civic Centre site and associated car park site is identified as an edge of centre site which will contribute to the vitality of the town through a mixed use development including residential. A high quality designed scheme would be required having regard to the sites prominent location acting as a 'gateway' into the Town Centre.

A mixed use approach would be favoured in relation to the redevelopment of the site. Potential uses that may be acceptable in terms of planning policy include (but are not limited to) residential, retail, and office. A detailed planning brief prepared by the Council's planning department is included in the Information Pack.

Title

The site edged red on the Ordnance Survey map attached is being offered freehold or leasehold. The property is held under two separate title numbers. The northern section of the site is held under title number WSX36084 and the southern section of the site is held under title number WSX316292.

Services

All mains services are connected to the site, although we advise that these have not been checked by BNP Paribas Real Estate. Prospective purchasers should confirm the availability of services for their own proposals via the appropriate statutory undertaker.

It should be noted that a main sewer crosses the site from north to south. While the existing building is built-over the sewer, Southern Water Services (SWS) may require a 10 m easement as part of any redevelopment on its existing line or in connection with any sewer diversion. Initial discussions with SWS have indicated some flexibility in this easement, and a diversion to the western boundary of the site to maximise the sites development potential has been investigated. Additional details relating to the sewer and the possible costs of diversion are contained within the Information Pack.

VAT

The vendor does not intend to charge VAT on the sale. All offers are therefore assumed to be exclusive of any VAT.

Viewing Arrangements

The site can be viewed externally from Ham Road and the surrounding public highways. However accompanied viewings will be conducted by the vendor's sole agent – BNP Paribas Real Estate – on selected dates. Please contact Richard Henderson or Simon Rogers for detailed viewing arrangements.

Method of Sale

Best offers are invited for the freehold or leasehold interest in the property; please make the basis clear in the offer. Offers should be submitted on either a 'subject to planning' or unconditional (i.e. subject to contract only) basis. The preference is to see the site redeveloped through a disposal structure that creates an ongoing revenue stream for the Council from the new development. However, offers will be considered on a range of basis, including a capital receipt.

Written offers must be submitted in a plain envelope bearing no marks or information which would identify the sender, marked **Civic Centre Tender – 5 December 2014 (including a completed bid form)** and addressed to:

Simon Rogers
BNP Paribas Real Estate
5 Aldermanbury Square
London
EC2A 7BP

Offers are to be received no later than **12 noon on Friday 5 December 2014**.

Prospective purchasers will be required to include the following information when submitting offers:

- The name of your solicitors
- Full evidence of your financial ability to complete the purchase
- Confirm that you have read and taken into account the contents of the Information Pack
- Prospective purchasers are invited to suggest clawback and overage proposals
- Confirmation that applicants have taken the sewer into account in their bids

Offers submitted by an agent must be accompanied by a letter from the principal outlining the basis of the offer made.

Please note that the vendor reserves the right not to consider the highest offer, or any offer received.

Further Information

An Information Pack is available on request via the website www.shorehamciviccentre.com and contains the following documents:

1. Site Plan
2. Title Documents
3. Planning Brief
4. Service Layout Plans
5. Sewer location and diversion plans
6. Floor Plans
7. Asbestos Survey
8. Energy Performance Certificates
9. Photographs
10. Bid Form

Contact Details

For further information, to request the Information Pack, or to arrange a viewing, please contact BNP Paribas Real Estate as per the contact details below:

Simon Rogers

Richard Henderson

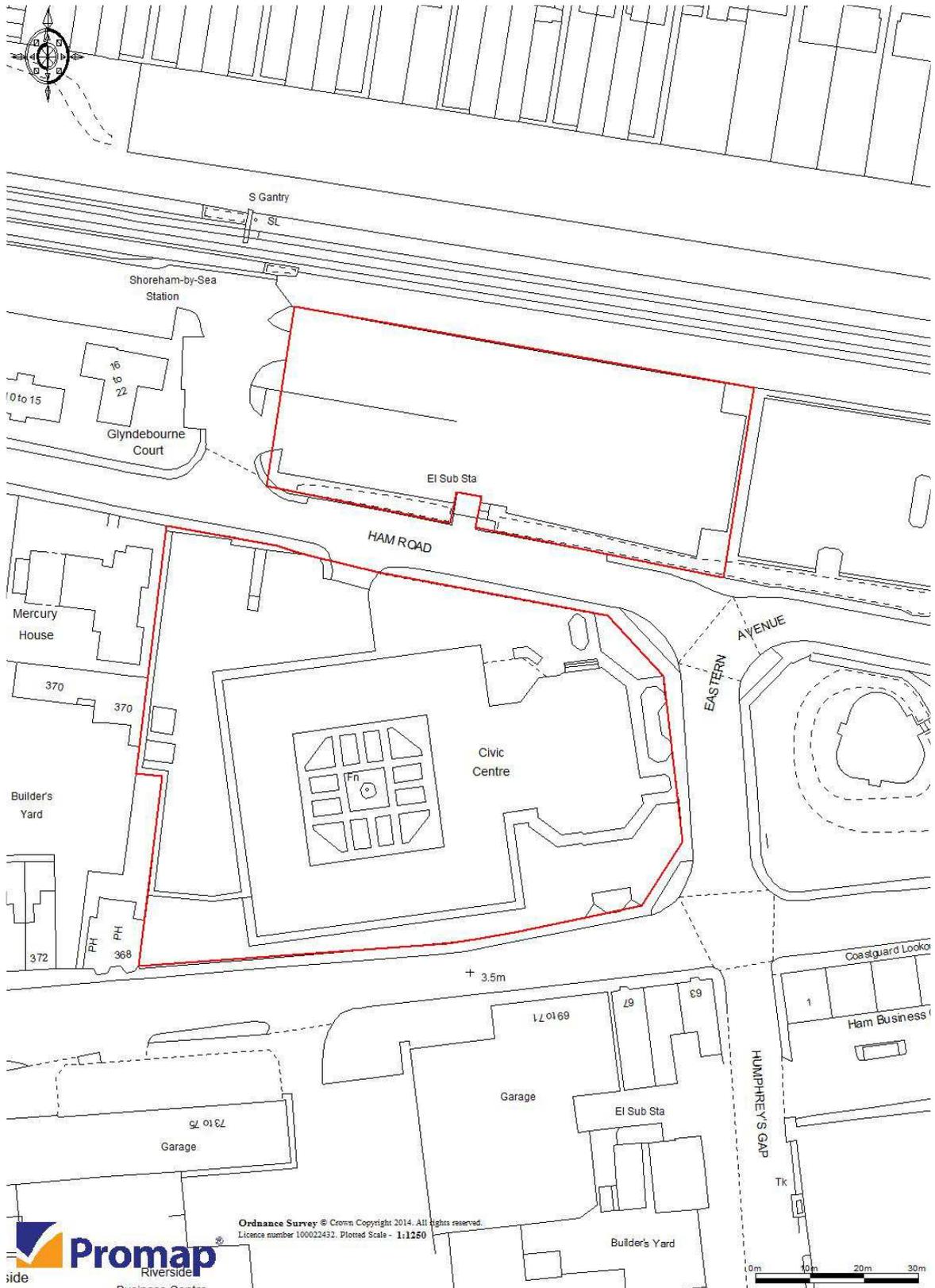
020 7338 4065

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richard.henderson@bnpparibas.com

Site Plan



Particulars compiled September 2014

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September 2014