



# Flude

PROPERTY CONSULTANTS

## INVESTMENT AND DEVELOPMENT MARKET UPDATE

Summer 2021

[www.flude.com](http://www.flude.com)





## WHO WE ARE AND WHAT WE DO



Flude Property Consultants are an independent, regional firm of Chartered Surveyors regulated by the RICS who specialise in advising clients who own or occupy real estate. The firm provides a range of services to include lettings and sales, property development and investment, asset management, lease advisory, valuations, business rates advice and property management.

With over 25 years in business operating in the South Coast property market, Flude has now grown to be one of the largest surveying practices in the South East and on the South Coast with offices in Brighton, Chichester and Portsmouth. Please [click here](#) to read more about who we are and what we do.

### OFFICES



We have offices in Brighton, Chichester and Portsmouth

### STAFF



We have 35 exceptional members of staff with a wealth of property knowledge and experience

### PROPERTY



We transact 75 to 100 investment and development transactions every year



## OUR SERVICES

Flude Property Consultants have extensive investment and development expertise and regularly advise clients on all aspects of investment and development property. We act for a wide variety of clients in this area to include pension funds, charities, property companies, developers, occupiers, public sector and private investors.

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### ACQUISITIONS

When acquiring investment or development properties, we will take time to understand the requirements of each client. We assist with the identification of suitable properties, valuation, advice on prevailing leases, negotiation, agreement of terms and we liaise closely with solicitors and other professionals as appropriate through to completion of the transaction.

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### DISPOSALS AND STRATEGIC ADVICE

When disposing of investment and development properties, we advise on all options we believe exist to maximise value and the best method through which to effect a sale.

Through our extensive involvement in the commercial letting market we are able to provide detailed advice on occupier demand as well as on capital values and yields.

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### DEVELOPMENT CONSULTANCY

Flude have over 25 years experience advising on development property across Sussex and Hampshire. Our in-depth knowledge and experience of the development process allow us to maximise development potential for clients. We offer perceptive advice and innovative solutions acting as expert guides on matters such as value, financial viability marketing and exit strategy.

Mixed-use development schemes are increasingly common. We have advised on a number of mixed use developments across Sussex and Hampshire. Our role includes identification of a site's potential and value having regard to relevant planning policy and occupier demand. We then look to shape a scheme, typically in conjunction with planning consultants and architects, to find a balance of a scheme that accords with planning policy and which is financial viability.

We often prepare financial viability reports to assist negotiations with the planning authority in shaping a scheme that is financially viable.

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### DEVELOPMENT VALUATION

A valuation is required at the beginning of every development project since it is crucial to any development project to determine the financial viability of such.





## INVESTMENT AND DEVELOPMENT HIGHLIGHTS



### Mallings Business Centre, Lewes

- 10,000 sq ft established business centre with 36 parking spaces
- Within ½ mile of city centre
- Producing gross income of approx. £166,000 pa
- Sold as a going concern on behalf of Bizspace
- Purchased by private investors



### Charlotte House, Bognor Regis

- 3,315 sqft of surplus University of Chichester accommodation
- Edge of town centre
- Planning for conversion from office/ ancillary accommodation to residential use
- Sold with vacant possession by the University of Chichester
- Purchased by developer



### Broxwood Portfolio

- Portfolio of 11 mixed use retail, leisure and residential properties
- Various sites across Brighton & Hove
- Terms were agreed during Lockdown
- Majority of sites sold in excess of guide prices





## INVESTMENT AND DEVELOPMENT HIGHLIGHTS



### Treworgie Barton Cottages, Bude

- Grade II listed 6 bedroom farmhouse and 10 letting cottages
- Set in 36 acres of Cornish countryside
- Planning permission for 10 high quality glamping pods
- Significant growth for new owners
- Sold for £1,795,000
- Purchased by private individuals



### Mordington Cottage, Bognor Regis

- Attractive flint office building
- 1,024 sq ft
- Edge of town centre
- Planning for conversion to a single residential dwelling
- Sold with vacant possession by the University of Chichester
- Purchased by developer



### Whitworth Road, Gosport

- Shop and flat freehold investment
- Retail unit and garage let to Barnardo's at £11,000 PA
- Large 2 bedroom flat
- Future development potential
- Sold to private investor
- Achieved £225,000





## INVESTMENT AND DEVELOPMENT AVAILABILITY

FOR  
SALE



**Dyke Road Drive, Brighton**

- Purpose built office building investment
- Excellent parking provision
- Potential for change of use / wholesale redevelopment subject to planning

FOR  
SALE



**The Station Hotel, Emsworth**

- Hotel / public house with residential development potential (STP)
- Suit owner occupier and developers
- Offers in excess of £695,000

FOR  
SALE



**Providence Place, Brighton**

- Long leasehold investment
- Let to NEO Orthodontics Ltd (2030 expiry)
- Offers in the region of £830,000 reflecting a NIY of approx 6.85%

FOR  
SALE



**25 Freehold Terrace, Brighton**

- Ground floor workshop / warehouse & first floor offices
- Planning consent to redevelop to 10 bed HMO

FOR  
SALE



**Pier Road, Littlehampton**

- Public house with letting rooms
- Consent for 14 bedroom hotel
- Suit owner occupiers and developers
- Offers in excess of £750,000

FOR  
SALE



**Ambulance Station, Hove**

- Former ambulance station premises
- 4,092 sq ft unit & large yard
- Potential for alternative uses (STP)
- Offers in the region of £925,000



## CONTACT US

Our agency team comprises 12 surveyors working across all property sectors in Hampshire and across Sussex. For further information or for an informal discussion on how we may be able to assist you, please contact a member of the Flude Property Consultants agency team.



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