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Our Ref: MM

Date: 20/05/2024



1 Old Market Avenue
Chichester
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PO19 1SP

For The Attention of Interested Parties

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St Juliana's Convent, Marian Way, High Street, Bognor Regis, West Sussex PO21 1PA

Following on from your interest in the above referenced property, we write to inform you that your best bid is to be submitted no later than 12 midday on Thursday 6th June 2024.

Offers are to be sent in writing (email is acceptable) to Mark Minchell - m.minchell@flude.com.

Please ensure your offer contains the following information:

1. Purchaser

Full details of the proposed purchaser.

We are legally obliged to undertake Anti-Money Laundering checks on proposed purchasers. Therefore, please provide as part of your offer;

- In the case of a Company: Company Name including company registration number. ID & Proof of address (dated within the last three months) for any Majority Shareholders and Persons of Significant Control.
- In the case of a private individual(s): ID & Proof of address (dated within the last three months) for all individuals.

2. Purchase Price

Proposed purchase price stated as a figure. This will be exclusive of VAT, as we are advised that the property is not elected for VAT.

The purchase price should not reference other bids for example "£x more than the highest bid".

3. Approvals

Details of any approvals required to proceed with the proposed acquisition and timescales associated with obtaining approvals.

Flude Group Ltd.
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OFFICES IN BRIGHTON, CHICHESTER AND PORTSMOUTH

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4. Funding

Confirmation of how the purchase will be funded. If cash, we will need to see proof and source of funds along with the offer, and an AIP if finance is required.

5. Timescales

Please outline your proposed timetable for exchange and completion and details of the proposed deposit.

6. Due Diligence

An outline of the due diligence you have undertaken to date, and confirmation that the site has been inspected and consideration given to the documentation available. See links below:

<https://www.flude.com/property/details/5613/St-Juliana's-Convent-Marian-Way-Bognor-Regis-West-Sussex-PO21-C2-Residential-Institution/Hospital-etc->

<https://www.flude.com/st-juliana-s-convent-marian-way-bognor-regis-west-sussex-po21-1pa/>

The documents on the data room are to be used as guidance only and you should make your own further enquiries as necessary.

7. Conditions

Confirmation of any conditions attached to the offer and the timetable for removal/clearance of these.

8. Solicitors

Details of your solicitor, including name of whom will be dealing with the matter, address, email, and telephone number.

9. Additional information

Please provide any further information, you feel would be relevant to support your offer.

10. Proposed Use

Please confirm your proposed use for the building.

If you require any further information, please do not hesitate to contact us.

Yours sincerely

Mark Minchell, MRICS

Director