

# Lot 4

£26,649 Per Annum  
with 86% of the  
property to be let.

## Old Bank House, 1-3 High Street, Arundel, West Sussex BN18 9AD

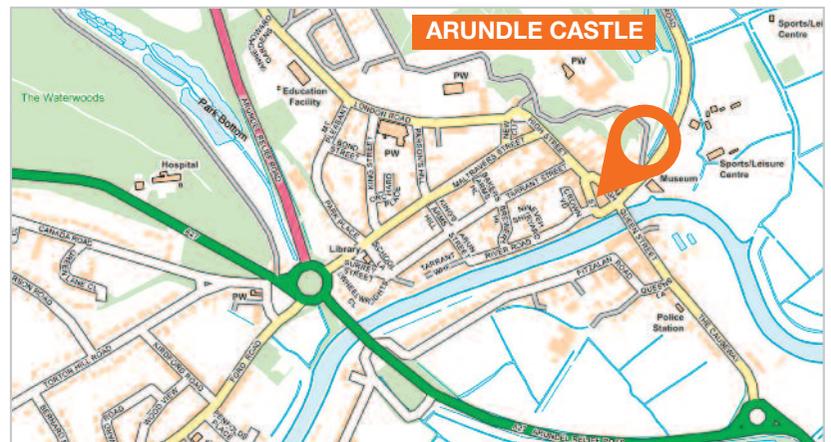
Freehold Office Investment with Residential Redevelopment Potential.



## Tenancy and accommodation

Floor	Use	Floor Areas (Approx)		Tenant	Rent (gross)
Basement	Storage	126.50 sq m	(1362 sq ft)	VACANT POSSESSION	
Ground (Part)	Office	59.92 sq m	(645 sq ft)		
First (Part)	Office	80.54 sq m	(867 sq ft)		
Second (Part)	Office	65.77 sq m	(708 sq ft)		
Third (Part)	Office	50.17 sq m	(540 sq ft)		
Ground (Part) - Duke	Office	26.94 sq m	(290 sq ft)	INDIVIDUAL (1)	£10,800
First (Part) - Bury	Office	10.87 sq m	(117 sq ft)	INDIVIDUAL (1)	£5,760
Second (Part) - Fitzalan	Office	14.68 sq m	(158 sq ft)	INDIVIDUAL (1)	£6,768
Third (Part) - Abbey	Office	7.52 sq m	(81 sq ft)	INDIVIDUAL (1)	£3,321
<b>Total Approximate Floor Area</b>		<b>442.91 sq m</b>	<b>(4,768 sq ft)</b>		<b>£26,649</b>

(1) Rooms occupied individually on Licences with a 3 month notice period. The serviced office operator also provides printing and photocopying services to members of the public.



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### Key Details

- **Highly Attractive and Affluent historic Town**
- **Includes two Riverside office buildings.**
- **Residential conversion potential (Subject to Consents).**
- **Approximately 200 metres from Arundel Castle.**

### Location

**Miles:** 48 miles south of London  
 9 miles east of Chichester  
 18 miles west of Brighton  
**Roads:** A27, A24, A23  
**Rail:** Arundel Railway Station  
**Air:** London Gatwick

### Situation

Arundel is a highly attractive and affluent historic town on the River Arun, as well as a popular tourist town on the edge of the South Downs National Park. The property is situated in a prominent corner position on the north side of High Street over looking the River Arun and some 200 metres south of Arundel Castle. Nearby occupiers include McColls, Pizza Express and an eclectic mix of local occupiers and riverside residential properties.

### Description

The property comprises two interconnecting attractive office buildings currently used as services offices with office accommodation on the ground, first, second and third floors and ancillary accommodation in the basement. No 1 High Street is grade 2 listed.

The property may be suitable for residential conversion subject to consents.

### Tenure

Freehold.

### Six Week Completion

### Planning

The property may be suitable for residential conversion subject to consents.

A certificate of lawfulness for a change of use of the upper floors to residential flats has been obtained from Arun District Council under reference AB/9/15/CLP.

### Energy Performance Certificate

See legal pack.