



THE ROYAL HOTEL

THE ESPLANADE

BOGNOR REGIS

Development
opportunity

Consent for
18 luxury sea front
apartments

Available with
vacant possession

**16,900 sq ft
(1570 sq m)**

FOR SALE

Price on application

Location

Bognor Regis is a seaside town on the south coast within West Sussex. It is situated 7 miles south east of Chichester Town Centre and approximately 70 miles to the south west of London. There are direct rail services to London Victoria via Horsham taking approximately 1 hour and 45 minutes and coastal services towards Littlehampton and Barnham.

Situation

The property is situated on the seafront at the edge of the main commercial and retailing centre to the east. It directly overlooks Esplanade Road onto the beach and the leisure pier to the front. It is within 0.5 miles of the Bognor Regis mainline railway station.

Description

The property comprises a four storey plus basement Victorian hotel which we understand to have been built in the 1830's.

It sits on a site of approximately 0.2 hectares (0.5 acres) and is largely a stand-alone building but does share a party wall with the Pixie Hotel on the eastern side.

The whole property is vacant but was most recently used as hotel function rooms and licenced bar at ground and basement levels. The first floor was converted to form 10 flats which are vacant and accessed through the shared entrance. The remainder of the building on the second and third floors is formed of hotel rooms.

Whilst the site does not currently benefit from off-street allocated parking there is a general use pay-at-machine parking bay on the Esplanade right outside the hotel suitable for 6-7 cars and permit parking may be available on nearby streets.



**THE
ROYAL
HOTEL**

BOGNOR REGIS

*16,900 sq ft
(1570 sq m)*

*The Esplanade,
Bognor Regis, PO21 1SZ*

Accommodation

Whilst we have not measured the property we set out below floor areas which have been most recently consented (BR/130/17/PL). In summary these floor areas are:

Accommodation	M ²	FT ²
Basement	360	3,882
Ground Floor	400	4,305
First Floor	401	4,514
Second Floor	267	2,873
Third Floor	141	1,517
Total	1,569	16,891

Planning Consents

The current use for the property is C1 Hotel with an assumed existing A4/A5 use at ground floor and basement ancillary to the C1 use.

The first floor has C3 consent which has been implemented and the consent under application reference BR/155/15/PL allows for a further 10 apartments over the remaining floors.

The most recent consent BR/130/17/PL allows change of use for the whole building to be converted into 18 apartments.

Legal Costs

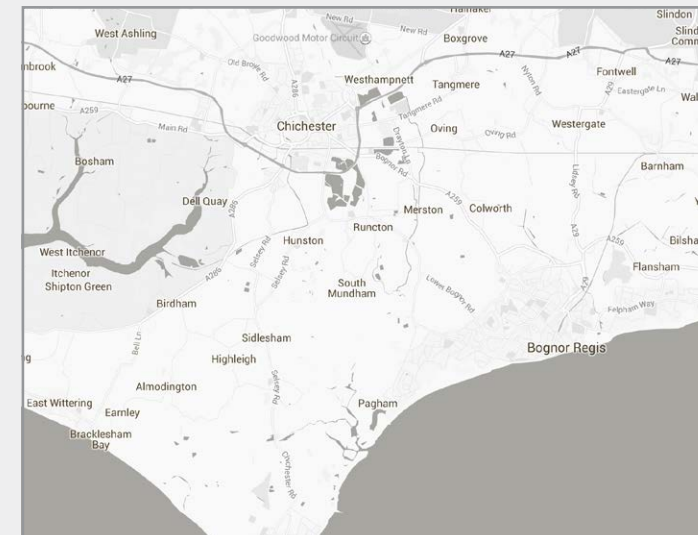
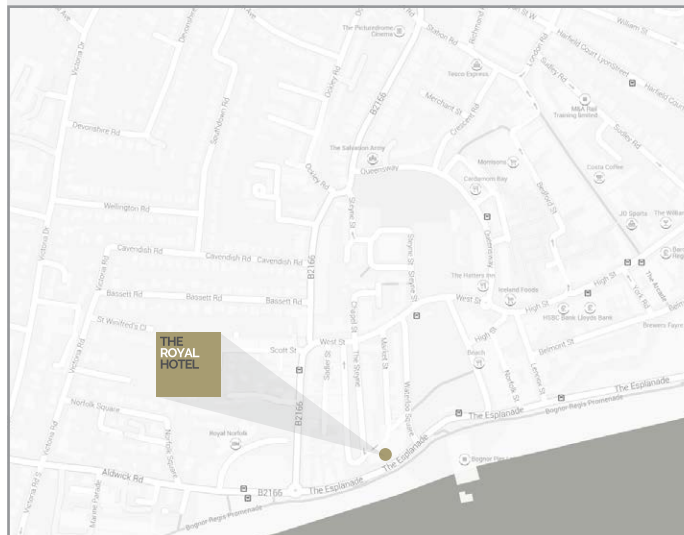
Each party is to be responsible for their own legal fees.

Offer Basis

Offers are invited for the freehold interest with vacant possession on an unconditional basis.

VAT

The property is not subject to VAT.



Reference	Proposal	Type	Status
BR/130/17/PL	Change of use of hotel to 18 No. flats (C3 Dwelling houses) on basement, ground, second and third floors.	Planning Application	App Cond with S106
BR/155/15/PL	Consent for further 10 flats on basement, ground, second and third floors to wrap around existing 10 flats on first floor (total 20)	Planning Application	App Cond with S106
BR/121/88	Conversion of 1st floor to 10 flat/studio apartments.	Planning Application	Implemented

Planning Potential

There is potential to reconfigure the existing residential accommodation and consented schemes to provide an alternative layout. In addition, consideration could be made to extending the building or incorporating roof voids to create additional floor space to the upper levels.

Further Information

Visit: <http://www.flude.com/propertyInfo/2148/The-Royal-Hotel-The-Esplanade-Bognor-Regis-West-Sussex-PO21-1SZ>

for the following information:

- Structural survey
- Consented drawings
- Indicative scheme
- Decision notice
- Title extract/title plan
- Asbestos survey
- EPC –Band F 137

Viewing

Strictly by appointment through the vendors agents

Guide Price

Price on application.

*Development opportunity
Consent for 18 luxury seafront apartments*



SAT NAV
PO21 1SZ

**THE
ROYAL
HOTEL**

BOGNOR REGIS



**THE
ROYAL
HOTEL**

BOGNOR REGIS



Mark Minchell
01243 929 136
M.Minchell@Flude.com



David Vawdrey
01243 787868
david.vawdrey@simswilliams.co.uk

Misrepresentation Act: The particulars in this brochure have been produced in good faith, are set out as a general guide and do not constitute the whole or part of any contract. All liability, in negligence or otherwise, arising from the use of the particulars is hereby excluded. June 2016