

Appendix 3



Marine Place – GDV Appraisal Schedule

Flat No.	GDV Low (£)	GDV High (£)	GDV Midpoint (£)
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Flat 1	185,000	195,000	190,000
Flat 2	185,000	195,000	190,000
Flat 3	185,000	195,000	190,000
Flat 4	185,000	195,000	190,000
Flat 6	175,000	185,000	180,000
Flat 7	175,000	185,000	180,000
Flat 8	175,000	185,000	180,000
Flat 9	175,000	185,000	180,000
Flat 10	175,000	185,000	180,000
Flat 11	185,000	195,000	190,000
Flat 12	175,000	185,000	180,000
Flat 13	175,000	185,000	180,000
Flat 14	185,000	195,000	190,000
Flat 15	175,000	185,000	180,000
Flat 16	175,000	185,000	180,000
Flat 17	175,000	185,000	180,000
Flat 18	175,000	185,000	180,000
Flat 19	185,000	195,000	190,000
Flat 20	185,000	195,000	190,000
Flat 21	175,000	185,000	180,000
Flat 22	175,000	185,000	180,000
Flat 23	175,000	185,000	180,000
Flat 24	185,000	195,000	190,000
Flat 25	175,000	185,000	180,000
Flat 26	175,000	185,000	180,000
Flat 27	175,000	185,000	180,000

Totals

GDV Low: £4,480,000

GDV High: £4,880,000

GDV Midpoint: £4,680,000



Ground Floor	Beds	Outdoor Space	SQM	SQFT	Current Market Value	Current MV £ per SQFT
Flat 1	1	Yes	37.1	399	£220,000	£550
Flat 2	1	Yes	37.2	400	£220,000	£550
Flat 3	1	Yes	37.2	400	£220,000	£550
Flat 4	1	Yes	37.7	406	£220,000	£550
Flat 5	1	Yes	37.7	406	£220,000	£550
Flat 6	1	No	37.2	400	£200,000	£500
Flat 7	1	No	37.4	402	£200,000	£500
Flat 8	1	No	38.7	416	£210,000	£500
Flat 9	1	No	37.5	404	£200,000	£500
Flat 10	1	No	37.9	408	£205,000	£500
First Floor	Beds	Outdoor Space	SQM	SQFT	Current Market Value	Current MV £ per SQFT
Flat 11	1	No	43.3	466	£235,000	£500
Flat 12	1	No	37.2	400	£200,000	£500
Flat 13	1	No	37.6	405	£200,000	£500
Flat 14	1	No	48	516	£255,000	£500
Flat 15	1	No	37.2	400	£200,000	£500
Flat 16	1	No	37.3	401	£200,000	£500
Flat 17	1	No	38.8	417	£210,000	£500
Flat 18	1	No	39	420	£210,000	£500
Flat 19	1	No	43.3	466	£235,000	£500
Second Floor	Beds	Outdoor Space	SQM	SQFT	Current Market Value	Current MV £ per SQFT
Flat 20	1	No	41.6	448	£225,000	£500
Flat 21	1	No	38.7	416	£210,000	£500
Flat 22	1	No	37.7	406	£205,000	£500
Flat 23	1	No	37.7	406	£205,000	£500
Flat 24	1	Yes	41.2	443	£245,000	£550
Flat 25	1	Yes	37.3	401	£220,000	£550
Flat 26	1	Yes	37	398	£220,000	£550
Flat 27	1	Yes	37	398	£220,000	£550
		Total for GDV:	1045.5	11250	£5,810,000	£516

1,340 Sq ft Direct Office Lease • Signed Jun 2025 • £12.69/Sq ft FRI Achieved Rent

Claritas Communications • Argyle House • 15 Liverpool Gdns • 3-Star • Worthing Submarket

Summary Neighbours Relationships



Lease Terms

Size and Sign Date	1,340 Sq ft on 1 Jun 2025
Lease Type	Direct, New Lease
Term	5 Years
Move In	1 Jul 2025
Commencement	1 Jul 2025
Expiry	1 Jul 2030
Tenant	Claritas Communications
Landlord	Maplecroft Consultants Limited

Lease Notes

The 1,340 square foot of space has been leased for £17,000 per annum under a five-years term.

Building Overview

15 Liverpool Gdns

Argyle House
Worthing West Sussex BN11 1RY
★★★★☆ Office

Size	8,266 Sq ft
Floors	2
Typical Floor	4,133 Sq ft
Building Class	B
Construction	Masonry
Built	1930
Tenancy	Multi
Slab to Slab	9'
CoStar Estimated Rent	£12 - 15/FRI (Office)
Parking Ratio	2.42/1,000 Sq ft
Parking Spaces	Surface • 20
Market	Brighton
Submarket	Worthing

Financial Terms

Net Effective Rent	Withheld Fully Repairing and Insuring
Achieved Rent	£12.69/Sq ft/Year Fully Repairing and Insuring
Business Rates	£5.96/Sq ft/Year

Per Annum Rates

Asking Rent	£16,991
Starting Rent	£17,005
Business Rates	£7,984

Space Details

Space Use	Office
Floor	1
% of Building	16.2%
Use Class	E (Commercial, Business and Service)
EPC Rating	D

Relationships

Leasing Representative Justice & Co

Documents

Brochure

Tenant Overview

Claritas Communications
HQ - Worthing, WSX

Locations	1
Size Occupied	1,340 Sq ft
Industry	Professional, Scientific, and Technical Services

Location Type

Suburban

The building comprises a detached period office building of masonry construction, offering two floors of office accommodation.

The building is located in the town centre of Worthing and is within a short drive of both Worthing East railway station and the A24 which links to both M23 and M25 motorways.

Listed Space

Asking Rent

£12.68/Sq ft/Year FRI

Size Available

1,316 Sq ft

Time On Market

1 Month 29 Days

Time Vacant

2 Months 1 Day

Fit-Out

CAT B

Space Profile

Average Condition

Space Features

Air Conditioning
DDA Compliant
Energy Performance Rating - D
Suspended Ceilings
Wooden Floors

Notes

The offices benefit from wooden flooring throughout, double glazed sash windows, air conditioning (not tested), suspended ceiling with inset lighting, ample electrical and data points via perimeter trunking, private WC and kitchenette

Externally the property comes with a large car park to the front of the building and the suite has 4 allocated parking spaces.



Comp : Third Party - Landlord Rep Source	Lease: 282252001 ID
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1,475 Sq ft Direct Office Lease • Signed Jan 2025 • £12.54/Sq ft FRI Net Effective Rent

Educate You • 17 Liverpool Gdns • 3-Star • Worthing Submarket

Summary

Neighbours

Relationships



Lease Terms

Size and Sign Date	1,475 Sq ft on 31 Jan 2025
Lease Type	Direct, New Lease
Term	5 Years
Move In	31 Jan 2025
Commencement	31 Jan 2025
Expiry	30 Jan 2030
Tenant	Educate You

Lease Notes

Educate You has signed a five years lease at location at £18,500.

Building Overview

17 Liverpool Gdns

Worthing West Sussex BN11 1RY

★★★★☆ Office

Size	4,566 Sq ft
Floors	2
Typical Floor	2,167 Sq ft
Building Class	B
Construction	Masonry
Built	1930
Tenancy	Multi
Lifts	None
Slab to Slab	10'
CoStar Estimated Rent	£12 - 14/FRI (Office)
Parking Ratio	1.75/1,000 Sq ft
Parking Spaces	Surface • 8
Market	Brighton
Submarket	Worthing
Location Type	Suburban

Financial Terms

Net Effective Rent	£12.54/Sq ft/Year Fully Repairing and Insuring
Achieved Rent	£12.54/Sq ft/Year Fully Repairing and Insuring
Business Rates	£9.30/Sq ft/Year

Per Annum Rates

Asking Rent	£18,511
Starting Rent	£18,497
Net Effective Rent	£18,496
Business Rates	£13,723

Space Details

Space Use	Office
Floor	GRND-1
% of Building	32.3%
Use Class	E (Commercial, Business and Service)
EPC Rating	E

Relationships

Leasing Representative [CG Spratt & Son](#)

Documents

 [19 Liverpool Gardens](#)

Tenant Overview

Educate You

HQ - Worthing, WSX

Locations	1
Size Occupied	1,475 Sq ft
Industry	Professional, Scientific, and Technical Services

The property comprises a masonry constructed building offering office space situated over the ground and first floors.

The property is located in Liverpool Gardens in Worthing. The property benefits from good transport links with Worthing Railway Station and A259 being close by.

Listed Spaces | 2 Spaces

Floor	Suite	Sq ft Available	Asking Rent	Time On Market
P GRND	—	901	£12.55/Sq ft/Year FRI	11 Months 11 Days
P 1st	—	574	£12.55/Sq ft/Year FRI	11 Months 11 Days

Comp : Third Party - Landlord Rep
Source

Lease: 276194941
ID



1,433 Sq ft Direct Office Lease • Signed Jun 2025 • £9.77/Sq ft FRI Achieved Rent

Anchor House • 60A Newland Rd • 2-Star • Worthing Submarket

SummaryNeighboursRelationships



Lease Terms

Size and Sign Date	1,433 Sq ft on 4 Jun 2025
Lease Type	Direct, New Lease
Term	5 Years
Move In	4 Jul 2025
Commencement	4 Jul 2025
Expiry	4 Jul 2030

Lease Options

Termination4 Jun 2028, Tenant

Lease Notes

The 1,433 square foot of space has been leased for £14,000 per annum on a five-years term with a break and rent review on the third year.

Building Overview

60A Newland Rd
Anchor House
Worthing West Sussex BN11 1JX
★★★★☆ Office

Size	1,433 Sq ft
Floors	2
Typical Floor	717 Sq ft
Building Class	C
Construction	Masonry
Building Height	20'
Built	1965
Tenancy	Single
CoStar Estimated Rent	£9 - 11/FRI (Office)
Market	Brighton
Submarket	Worthing

Financial Terms

Net Effective Rent	Withheld Fully Repairing and Insuring
Achieved Rent	£9.77/Sq ft/Year Fully Repairing and Insuring
Rent Review	4 Jun 2028

Per Annum Rates

Asking Rent	£15,004
Starting Rent	£14,000

Space Details

Space Use	Office
Floor	GRND-1
% of Building	100%
Use Class	E (Commercial, Business and Service)
EPC Rating	C

Relationships

Leasing RepresentativeJustice & Co

Documents

📄 Brochure

Listed Spaces | 2 Spaces

Floor	Suite	Sq ft Available	Asking Rent	Time On Market
E GRND	—	935	£10.47/Sq ft/Year FRI	5 Months 30 Days
E 1st	—	498	£10.47/Sq ft/Year FRI	5 Months 30 Days

Location Type	Suburban
Anchor House is a well-positioned office property located on Newland Road, Worthing, just 1.5 miles from the A27 and A24 trunk roads, with excellent transport links to Brighton, Chichester, and London, and within a 5-minute walk from Worthing railway station. The two-storey building features a large open-plan office suite on the ground floor, a separate boardroom, kitchen, and WC facilities, with internal stairs leading to four additional office rooms. The property benefits from UPVC double glazing, carpeting throughout, suspended ceilings with inset lighting, night storage heating, and ample electrics. Externally, there is on-site parking available, offering a secure and convenient environment for any business.	
Comp : Third Party - Landlord Rep Source	Lease: 279270621 ID

2,182 Sq ft Direct Office Lease • Signed Feb 2026 • £11.46/Sq ft Asking Rent

Portland Square • Portland Rd • 3-Star • Worthing Submarket

SummaryNeighboursRelationships



Lease Terms

Size and Sign Date	2,182 Sq ft on 1 Feb 2026
Lease Type	Direct, New Lease
Move In	1 Feb 2026
Commencement	1 Feb 2026
Landlord	Portland Market Development Limited

Lease Notes

An unidentified tenant has taken 2,182 square feet of office accommodation at the property.

Building Overview

Portland Rd
Portland Square
Worthing West Sussex BN11 1QH
★★★★☆ Shopfront

Size	16,157 Sq ft
Floors	3
Typical Floor	5,375 Sq ft
Building Class	B
Construction	Masonry
Built	1996
Tenancy	Multi
CoStar Estimated Rent	£26 - 32/Sq ft (Retail)
Building Use	Retail 16,125 Sq ft 99.8%
Frontage	66' on Portland Road
Market	Brighton
Submarket	Worthing
Location Type	Suburban

The property comprises a mixed use two-floor building of masonry construction built in the mid 1990s which provides

Financial Terms

Per Annum Rates	
Asking Rent	£25,006

Space Details

Space Use	Office
Floor	GRND-1
% of Building	13.5%
Use Class	E (Commercial, Business and Service)

Relationships

Leasing Representative Graves Son & Pilcher

Documents

Global-House-Portland-Square-Brochure-V1-May-2025

Listed Spaces | 2 Spaces

Floor	Suite	Sq ft Available	Asking Rent	Time On Market
P GRND	—	148	£11.46/Sq ft/Year FRI	5 Months 27 Days
P 1st	—	2,034	£11.46/Sq ft/Year FRI	5 Months 27 Days

ground floor retail accommodation and first floor office accommodation.

The property is located at the junction of Portland Road and Chandos Road and is close to Montague Street which provides access to the A259 and subsequently the A2031, A27 and A24. Worthing Railway Station lies to the north of the site and can be reached on foot via Portland and Christchurch Roads.

Comp : Third Party - Landlord Rep
Source

Lease: 291128211
ID

