From: Olivia Collett <OliviaC@berkeleygroup.co.uk>
Sent: 16 December 2010 15:02
To: Keith Morgan
Cc: Jon Neville
Subject: RE: Ropetackle - ADC/0437/10
Attachments: Ropetackle retail unit.pdf; Morgan - 16.12.10 - Ropetackle.pdf; image001.gif

Keith,

Please see attached letter, which I understand has been sent to you directly, along with accompanying marketing information.

With regard to the proposed occupier, please see their website at this address for more information

http://www.giant-stores.co.uk/

I hope this provides you with sufficient information.

Kind regards
Olivia

From: Keith Morgan [mailto:Keith.Morgan@adur-worthing.gov.uk]
Sent: 15 December 2010 10:52
To: 'Olivia Collett'
Subject: RE: Ropetackle - ADC/0437/10

Olivia,

Sorry for not contacting you sooner - we have been moved to Worthing in the last few days as part of partnership working so it has interrupted normal working.

I have not received any objections to yr application. However, I would be grateful for some information about the proposed occupier as virtually nothing is contained in the application. It would be useful to know if they are an existing business (expanding or relocating?) and the relative proportions of sale and hire, and whether it is exclusively bicycles.

Also, I gather from a local agent that there has been considerable interest in these 2 commercial units, so it would also be useful to know what the alternative uses would be. As you know, the original desire was to create a lively public 'square', hence a cafe/restaurant with outside seating, and I would be grateful to see marketing evidence to show whether this original intention is viable or not.

Regards

Keith Morgan

Keith Morgan - Planning Services Manager | Planning, Regeneration & Wellbeing, Adur District Council
Location: Civic Centre, Ham Road, Shoreham-by-Sea BN43 6PR
Internal: 63239 | External: 01273 263239 | E-mail: keith.morgan@adur.gov.uk

Please think before you print this and save paper

From: Olivia Collett [mailto:OliviaC@berkeleygroup.co.uk]
Sent: 15 December 2010 10:31

To: Keith Morgan
Subject: Ropetackle - ADC/0437/10

Hi Keith,

I was just looking for an update on the application to vary condition 2 of ADC/0210/09 at Ropetackle.
Your website states that the deadline date for this was 9th December 2010.

If you could please inform us on when you consider you'd be able to issue a decision that would be very helpful.

Many thanks in advance
Olivia

Olivia Collett
Planner

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PRELIMINARY DETAILS……

RETAIL/RESTAURANT/SHOWROOM PREMISES

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1,750 sq ft - 4,090 sq ft GIA (163 sq m - 380 sq m)

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LOCATION:

Shoreham-By-Sea is located on the A259 South Coast Road with easy links onto the A27 and national motorway network to the north. Brighton is approximately 8 miles to the west and Worthing 6 miles to the east. The Ropetackle development comprises some 225 residential units and is located at the western end of Shoreham High Street. Nearby occupiers include The Factory Outlet Shop, Boots, Co-Op, Barclays Bank and Subway. Shoreham Mainline railway Station is only 5 minutes walking distance to the north east.

DESCRIPTION:

A ground floor retail unit with a gross area of 4,090 sq ft (380 sq m). The unit benefits from an A1/A3 retail consent and window frontage to the A283 Old Shoreham Road with visibility to the High Street. There is further window frontage at the entrance to the Ropetackle development with scope for outside seating for a restaurant or coffee shop operator.

LEASE TERMS:

Available to let on a new lease for a minimum term of 15 years subject to 5 yearly upward only rent reviews.

RENT:

£55,000 per annum exclusive plus VAT.

SUB DIVISION:

The unit could be sub-divided to provide an eastern unit of approximately 2,250 sq ft and a western unit of approximately 1,750 sq ft. Rents would be as follows:

Eastern Unit £35,000 per annum
Western Unit £25,000 per annum

VAT:

VAT is applicable on the terms mentioned above.

TIMING:

The unit should be ready for tenant fit out in May 2011. The buildings will be completed to developer shell with curtain walling (windows and entry doors) fitted by the developer.

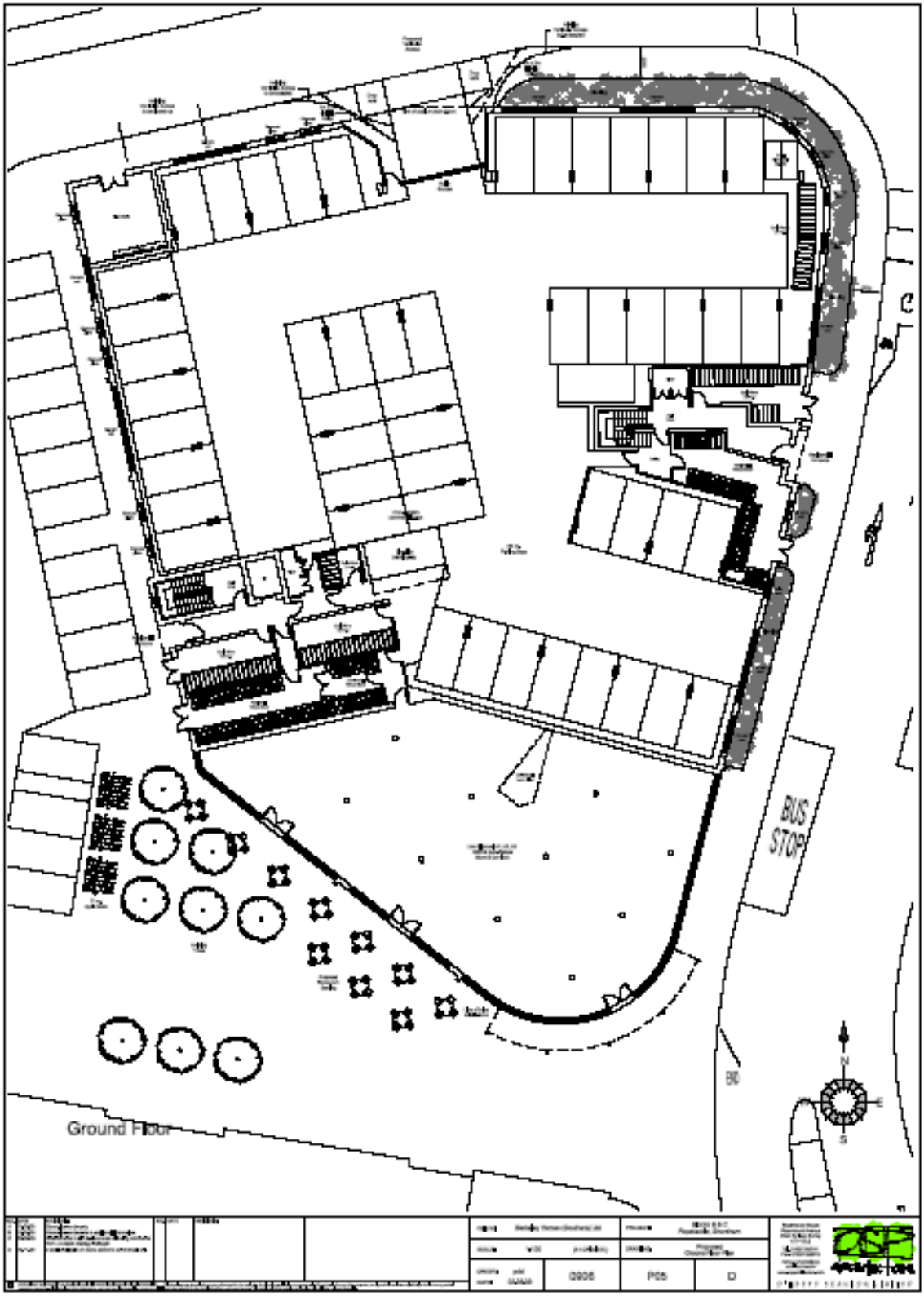
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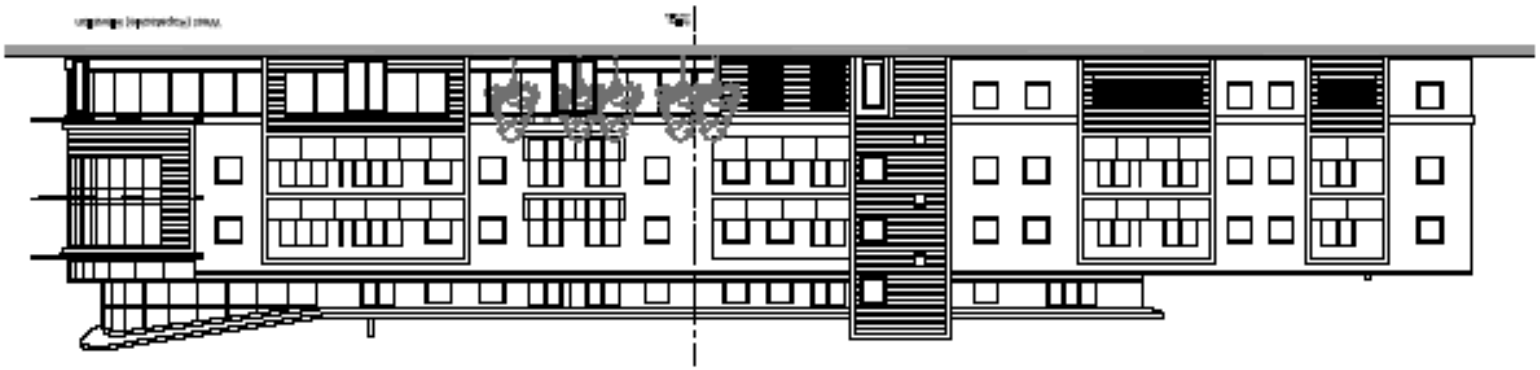
CONTACT:

Simon Forrest | Direct Line: 01273 627 411 | Email: simonf@oakleycommercial.com

or

Ben Pettett | Direct Line: 01273 645 773 | Email: benp@oakleycommercial.com


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Mr K Morgan
Planning Services Manger
Adur District Council
Civic Centre
Ham Road
Shoreham-By-Sea
BN43 6PR

16 December 2010

Our ref: SF/rl
Reply: Bton Commercial Office

Dear Mr Morgan

RE: ROPETACKLE- RETAIL UNIT

I have been forwarded your email dated the 15th December 2010 addressed to Olivia Collett. As letting agent for the scheme I have been asked to comment on the queries you have raised.

Proposed Occupier – Giant Bikes

The unit will be occupied by a franchise operation trading as Giant Bikes. Giant is a major bike manufacturer and is known for supplying bikes to professional teams including teams in the Tour De France bike race. They currently have stores in Bristol, Bromley, Cambridge, Liverpool, Radlett, Rutland and Twickenham. They will be selling bikes and associated cycling equipment from the unit.

Marketing

The retail space has been marketed on the basis that it could be split into 2 separate units or let as one large unit - see attached details. This split would have created an eastern unit of 2,250 sq ft fronting the High Street and a smaller western unit of 1,750 sq ft facing into the Ropetackle development and having a south westerly aspect with potential for outside seating.

The development has been extensively marketed with adverts appearing in the Argus and Estates Gazette. A board has been on the property since May and in October we also erected a large banner on the partially completed building advertising the retail space. The development has also been advertised on our website and mailed to over 100 local applicants held on our database. In addition we have also directly approached a large number of national retailers including convenience store operators, coffee shop chains, restaurants and discount retailers all of whom have advised that the location was not of interest.

Continued/2

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Other Interest

Since we started marketing the property at the end of May 2010 we have received 1 other proposal. This proposal was for the eastern unit of 2,250 sq fronting the high street.

The proposal was from Kentucky Fried Chicken (KFC). KFC placed various conditions on their offer. They required A5 takeaway use, extensions to the permitted hours of use and dedicated car parking spaces to be provided for their customers.

We received no enquiries or offers for the western unit which only has frontage to the pedestrianised Ropetackle scheme and suffers from a lack of visibility and footfall. This unit would have no prominence and the outside seating area would only we viable for part of the year.

Enquiries for smaller retail units can be accommodated elsewhere in vacant units in Shoreham. The attraction of the Ropetackle development to Giant is that it provides an area of 4,000 sq ft which not many retail units in Shoreham can provide.

We believe that the bicycle retailer will prove to be a good addition to the retail offer in Shoreham with the location of the store being at the southern end of the Downs Link cycle way. There are no other suitable units in Shoreham for them due to the size of sales area that they require.

I trust the above is sufficient for your purposes but if you have any queries then please do not hesitate to contact me.

Kind Regards

Yours sincerely

Simon Forrest
Director
e.mail: simonf@oakleycommercial.com