

MARKETING REPORT

PREMISES AT DOLPHIN QUAY

QUEENS ROAD

EMSWORTH



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1. Introduction

Borland and Borland were appointed by Mr Still in the capacity of managing agent to look after his interest in Dolphin Quay, the associated moorings and the adjacent Antique Centre. The appointment was made late 2010.

Mr Still has been the owner of Dolphin Quay for in excess of 40 years.

At the time Borland and Borland was instructed the boat yard was tenanted but the antique centre was vacant. The last tenant for the antique centre had vacated the building without notice and without paying the accumulated rent bill. Borland and Borland were instructed by Mr Still to find another tenant for the antique centre and advise upon the future viability of the premises having regard to its current uses in the longer term.

At the time the instruction was issued the premises comprised the boatyard, associated workshop, The Emsworth Antique Centre and pontoons.

Chandler Hawkins Chartered Surveyors were instructed by Borland and Borland to prepare a conditions report on 31-33 Queen Street (The Antique Centre building) the aim being to establish if that building was suitable for rent in light of any defects that might be present. See report dated 14th November 2011 (Appendix A).

Following a period of marketing and having regard to the flooding problems associated with the site, the poor quality of the existing buildings etc. Borland and Borland's advice to the owner was that redevelopment of the site might be the best option. The owner considered the financial commitment to be too great at his time in life and as such Borland and Borland were asked to market the site for sale as an investment or a redevelopment opportunity.

The office building at 31a Queen Street was owned and occupied by an accountancy practice which offered the building to Mr Still via Borland and Borland. Being aware that the site may need to be redeveloped at some time in the future and given the strategic importance of the building, 31a was duly purchased early 2011 by Mr Still and has remained empty ever since. It was decided by Mr Still not to include the benefit of the pontoons

in the property to be sold and as such they are not included in this report. It should be noted however that it is a condition of sale that access to the pontoons is provided in any redevelopment scheme thereby maintaining a commercial marine use on the site which is Mr Still's wish.

The marketing of the site commenced following the completion of the purchase of 31a. See Borland and Borland brochure (Appendix B).

2. The Property

The property comprises three separate buildings together with outside space and occupies 0.3 acres in all. The southern and western boundaries are bordered by Dolphin Cut, an inlet of water leading to Chichester Harbour. The northern boundary is road frontage to Queen Street and the eastern boundary adjacent The Lord Raglan public house and pub garden.

All areas of the site not covered with buildings are surfaced with concrete hardstanding.

Building 1 – 31-33 Queen Street.

This building comprises a traditional retail unit having an area of approximately 304.8m² its latest use being an antiques centre. The front section is two storeys and the remainder single storey with high vaulted ceiling. The building is in poor condition.

Building 2 – 31a Queen Street

This building comprises a two storey older style office building having an area of approximately 85.3m². The building is in relatively good condition.

Building 3 – Workshop

Located behind 31a Queen Street this building has a floor area of approximately 125.1m² and comprises a wide span concrete portal frame structure incorporating high ceilings. Historically it has been used in conjunction with the outside space for the repair of boats etc. The building is in poor condition.

3. Market Commentary

The take up of commercial premises in Emsworth has continued to be relatively strong but the premises at Dolphin Quay are located in flood zone 3 and history suggests that they flood on a regular basis see photographs (Appendix C).

This year alone all three buildings have flooded three times and the frequency and depth of flooding is anticipated to increase as the impact of global warming takes hold unless a major flood protection scheme is undertaken to this area of Emsworth.

Insurance for any business taking up the premises is limited and this together with the severe disruption that regular flooding has on a business, the poor quality of some of the buildings and the availability of more appropriate premises elsewhere in the vicinity has meant that there has been very little serious interest in the premises.

The boat yard and workshop became vacant summer 2012 when the tenant moved to more appropriate premises in Emsworth where there is the use of a crane for lifting boats in and out of the water. There is insufficient space at Dolphin Quay for a fixed crane. It is believed that the previous tenant of the boat yard went into administration whilst at the site.

4. Marketing Strategy

Marketing of the premises at the site has been conducted from Borland and Borland office in Emsworth since 2010.

Advertising has been via boards in the windows of the premises together with details being distributed from Borland and Borland offices to interested parties.

There has been some interest in the Antique Centre premises, the vast majority being from restaurant owners but none were serious once it became apparent that the premises flood on a regular basis and quickly withdrew interest.

There has been no interest in no 31a.

Given the sensitive nature of the site commercial developers were approached on a by invitation only basis but none considered the site to be a viable proposition for commercial use when refurbishment / rebuild costs were taken into account. It was evident that retaining the site as a commercial proposition was not a viable investment due to the regular flooding issues.

5. Conclusion

Whilst it is accepted that the existing premises could have been marketed more widely utilizing additional media outlets to generate more interest it is evident that this would have been a futile exercise given the nature of the premises the site and the previous history.

The buildings are generally in poor condition (see Appendix D) and need a good deal of investment to bring them up to any form of appropriate standard yet they would then still remain susceptible to flooding on a regularly basis. As such any investment in the buildings would represent a high risk investment and not the sort of risk that small business owners would be prepared to take.

Business insurance is limited as a result of the *flooding* and certainly wouldn't be available to cover fixtures, fittings, computers, stock, business disruption etc. The existing buildings are unlettable.

The same is true of the boat yard workshop area where vulnerable tools and materials etc. are stored which would be affected by the flooding. The outside space is also compromised by the flooding and its marketability affected accordingly.

The last tenant of the boat yard found trading difficult at the premises and consequently the payment of rent was intermittent. Eventually the tenant decided to relocate to alternative premises where he could operate more efficiently with the use of a permanent crane to lift boats in and out of the water and take advantage of moorings that do not run dry at low tide. The alternative premises offered better competitive advantage. There is insufficient space at Dolphin Quay for a permanent crane and Dolphin cut runs dry at low tide.

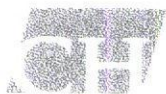
Given the intermittent nature of returns from the premises the site in its current form is of little interest to investor landlords. When marketed, albeit sensitively it became apparent that any projected commercial return from the site would be insufficient to warrant the high cost of construction resulting from its proximity to the sea i.e. the requirement for a new sea wall, specialist foundation techniques, decontamination etc. Additionally

commercial uses on the site would be compromised given the requirement to satisfy current regulations in respect of building in a currently undefended flood Zone 3 area which would mean that ground floor levels would need to be substantially higher than they currently are. This would limit the potential market for new commercial uses. Creating a level access for a commercial operation would clearly create an expensive investment given the level that the “ground floor” would have to be installed at in a new development. Current commercial market rents in Emsworth fall way below financing a redevelopment of this nature.

The retail and office premises have been vacant since late 2010 / early 2011 whilst the boat yard has been vacant since summer 2012. It has become obvious to the owner that the site is unlettable in its current state due to the continued risk of flooding.

Retaining the site with a new commercial redevelopment is not a viable consideration due to the major investment required for flood protection and it is only a residential scheme retaining the commercial moorings which would be a viable proposition at the same time contributing toward the proposed scheme to prevent flooding to this historic corner of Emsworth.

APPENDIX A



CHANDLER HAWKINS

Our ref: PRC/SJJ/V8014314

28 November 2011

Mr S Borland
Borland & Borland
9a High Street
Emsworth
Hampshire
PO10 7AQ



Dear Steve,

Re: 31-33 Queen Street, Emsworth

I enclose 2 copies of the survey report upon the above which I hope provides the information you and your client require.

Please call me if you wish to discuss this or need further advice.

In the meantime, I enclose my account on the basis agreed.

Kind regards,

Yours sincerely,

**Peter R Chandler, BSc FRICS
CHANDLER HAWKINS**

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COMPANY REG. NO. 6494935 AT THE ABOVE ADDRESS

DIRECTORS NEIL A. HAWKINS FRICS (RICS REGISTERED VALUER) • PETER R. CHANDLER BSc. FRICS (RICS REGISTERED VALUER)



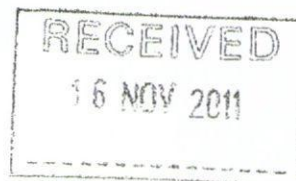
A QUALITY FIRM





CHANDLER HAWKINS

Chartered Surveyors



Our Ref: PRC/JLW/V8014314

14th November 2011

Mr S Borland
Borland & Borland
9a High Street
Emsworth
Hampshire
PO10 7AQ

Dear Steve

Re: Antique Centre, Queen Street, Emsworth, Hampshire, PO10 7BJ

Further to our telephone conversation on the 9 November 2011, I write to confirm your instructions to undertake a Survey upon the main structure of the above. I note you require this prior to marketing the property To Let in order that you are aware of any defects that could be "off putting" to prospective tenants.

As agreed, our inspection and report will be restricted to the main structure only ie, roofs, walls, floors, chimney stacks and any other load bearing elements.

It is necessary that I confirm the above Terms of Engagement with you and enclose a copy entitled 'Conditions of Engagement for Building Surveys' (dated July 2002). Please confirm acceptance by signing the copy letter which should be returned in the envelope provided. I am not able to report to you until this confirmation has been received.

Arrangements have been made to inspect the property on 17th November 2011 and naturally I will let you have a report in due course. If you have any queries in the meantime, please do not hesitate to contact me.

As discussed, our fee for this work will not exceed £500 plus VAT and I will account for this with the report.

Finally, I trust you will be fully satisfied with our service but should the occasion arise, we have a formal complaints procedure and details are available upon request.

Continued/...

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Thank you for your instruction.

Yours sincerely



Peter R Chandler BSc FRICS
CHANDLER HAWKINS
peter@chandlerhawkins.co.uk

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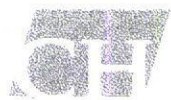
I CONFIRM ACCEPTANCE OF THE TERMS OF ENGAGEMENT

SIGNED



DATE

16 / 11 / 11



CHANDLER HAWKINS

Chartered Surveyors

COPY

SURVEY REPORT UPON MAIN STRUCTURE

At

**Antique Centre
31-33 Queen Street
Emsworth
Hampshire PO10 7BJ**

Prepared for

Borland & Borland

PRC/SJJ/V8014314

24th November 2011

Client: Borland & Borland

**9a High Street
Emsworth
Hampshire
PO10 7AQ**

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1.00 INSTRUCTIONS

- .01 In accordance with instructions received from Messrs Borland & Borland, we have undertaken a survey upon the main structure of the property named on the title page, in connection with a proposed letting or disposal.
- .02 As agreed, this report is restricted to the main structure only.
- .03 This report has been prepared for the purpose stated and is made for the information and for the sole use and benefit of Messrs Borland & Borland, and their owner client in this matter. No liability to any third party is accepted in respect of the whole or any part of its contents.

2.00 INSPECTION

- .01 The property was inspected on the 17th November 2011.
- .02 The property is not occupied and is mainly empty. Some stored items remain from the previous tenant's occupation.
- .03 Our inspection was severely restricted because; internal walls have all been covered with sheets of fabric; floors are all covered with fitted carpets; fabric sheets have been hung beneath roof trusses to the main front building.
- .04 We did move some wall coverings aside and erect ladders to inspect roof framing behind the fabric sheets, but we would stress that our internal inspection was very restricted as a result of these coverings.
- .05 The exposed external rear walls were inspected from the adjacent boat repair yard and the rear garden of the public house on the other side.

However, the rear walls of the rear building are mainly covered with stored items used by the boat repair yard, including large quantities of wood. Our inspection from the pub car park was restricted by the boundary fence between.

We therefore inspected the property externally from the extent it could be viewed from these neighbouring properties.

- .06 At the time of our inspection, the weather was dry and sunny.

3.00 DESCRIPTION

- .01 The property effectively comprises 2 No buildings which we believe were originally part of a boat repair yard.
- .02 For the purposes of this report, we would describe the property as facing in a general northerly direction.

- .03 The front building has brick walls with steel framed roof clad with 'heavy duty' asbestos cement sheeting. The steel roof framing includes lattice girders fixed over brick piers (which may contain steel stanchions down to foundation pads).
- .04 The front of this building has been extended to create a shop front set under a sloping clay tiled roof.
- .05 Walls to the rear building are PVC clad externally and panel boarded internally. The pitched roof construction is in timber with 'bolt and connector' roof trusses. Roof slopes are clad with mineral felt.
- .06 The wall construction to this rear unit is single leaf, probably timber framed, but no part of this is exposed.
- .07 Floors throughout are a solid type, presumably concrete.
- .08 We do not propose to detail the accommodation because you and your client are obviously aware of this.
- .09 The ground floor is basically open space and there is a small front mezzanine area.

4.00 CONDITION OF MAIN STRUCTURE

Roofs

Shop Front

- .01 The clay tile cladding to the shop front roof slope is in good condition.
- .02 There is access into the roof space beneath but this was very full of rubbish and stored items which severely restricted our inspection.
- .03 Underfelt is laid between the battens and rafters.
- .04 Rafters were noted to be severely affected by woodworm. Specialist treatment should be undertaken when this roof space is cleared and timbers can be closely examined. The specialist firm should check whether severe weakening has occurred to rafters in which case repair and/or strengthening to this roof slope will be required.

Front Building

- .05 The steel framing and underside of asbestos cement claddings were inspected to several areas behind the fabric covers, off ladders. They are in generally good condition for their age.
- .06 We noted no signs of severe distortion or rusting to the steel framing and lattice girders.
- .07 Wire glazed roof lights are incorporated. These and roof panels are not insulated, and insulation will therefore be poor.



- .08 We were not able to inspect this roof covering externally and in fact, it cannot be seen from neighbouring properties due to the shallow pitch.
- .09 We were not therefore able to check the condition of the hook securing bolts which often loosen and corrode in a property of this age and where the washers/seals between the bolts and panels often fail, allowing leaks to occur around these fixings. We noted no signs of leaks to the undersides of panels that we inspected.
- .10 Generally, the asbestos cement sheeting is beyond its design life but like most roofs of this type, will remain functional for the foreseeable future provided it is undisturbed. When it is disturbed or worked upon, e.g. to re-secure loose hook bolts, then that is commonly when problems occur.
- .11 Condensation often occurs beneath this type of roof sheeting and rooflights. We noted no signs of this and the fact that the accommodation is not heated should reduce the likelihood of it occurring.
- .12 The cladding is obviously asbestos based and should appear on the Asbestos Register for the building. It is not a risk to health and safety on a 'day to day' basis, but can only be worked upon in a proper manner and disposed of in the future as asbestos waste.

Rear Building

- .13 The timber framed roof trusses are in good condition for their age. Again, we noted no signs of severe distortion or movement to these.
- .14 The base of one roof truss has been exposed and we could see that it is bolted through a metal angle onto the wall plate or frame beneath.
- .15 Lining boards are fitted beneath roof slopes to improve insulation.
- .16 They are damp stained at the junction with the front building due to roof leaks between. The rear wall of the front building is clad with rusting corrugated metal sheeting and leakage will be at the junction of this and the abutting felt clad pitched roof. Attempts have been made to repair this junction, e.g. with a flashband type adhesive strip, but this is likely to be an ongoing problem.
- .17 The mineral felt cladding is ridged and in worn condition. It is poorly fixed and detailed at eaves level.
- .18 This covering will have a limited remaining life. Replacement should be envisaged in the near future at which time better detailing/flushing should be provided between this roof and the front unit.

Walls

Shop Front

- .19 Brick walls to the shop front are in satisfactory condition from what we could inspect.

- .20 The base of the front wall has a thick moss growth which may indicate leakage from the gutter.

Front Unit

- .21 The east side walls are in face brick as viewed from the public house rear garden. They are poorly finished and require general repointing.
- .22 As advised, the rear wall above the pitched felt clad roof is clad with rusting corrugated metal.
- .23 The west side wall is obscured by the boat repair workshop against. The upper part of this is clad in asbestos cement sheeting where exposed by the rear corner, but is in brick to where we exposed behind the fabric linings internally.
- .24 We believe there is a door opening to this wall between the adjacent boat workshop.
- .25 Extensive damp was noted to this west side wall between the boat repair workshop. Access would need to be obtained into the boat repair workshop to determine the cause.
- .26 Some damp was also noted behind linings to the base of the east side wall, but the problem is not as extensive.
- .27 Some damp may be occurring due to leaking rainwater goods. The condition of these should be checked during rainfall and repaired if required.
- .28 In this connection, the east side gutter to the rear unit was noted to be blocked. It should be cleared to prevent overflowing, which could potentially cause damage to the framed wall beneath.

Rear Unit

- .29 Walls to the felt roofed rear unit are in single leaf, PVC boarded externally and panel lined internally. The PVC cladding is damaged and missing to the rear corner, exposing a sheathing board. As advised, we assume this rear structure has timber framed walls, but we were not able to examine any part of these due to the external wall cladding and the internal wall linings.
- .30 There is bowing to the wall on this rear corner, indicating the frame to this area may be distorted or otherwise damaged. Your client may have knowledge of the wall structure and any previous repairs undertaken, including to this area. If not, we advise this part of the timber frame be exposed to check its condition and undertake any repairs or strengthening required. The missing and damaged PVC cladding can then be replaced.
- .31 The PVC cladding is also damaged to the rear gable and should be renewed.
- .32 Damp readings were recorded to the base of some internal wall linings, but again, our inspection was very restricted because these are all covered with sheets of fabric. Externally, the base of these walls are all covered with wood and other stored items in the boat repair yard, and again could not be inspected. We were not therefore able to

check site levels, e.g. whether the site level is above internal floor level, which would increase the risk of penetrating damp.

- .33 We noted no signs of severe distortion to window openings to indicate severe damage to the frame, but the only way of checking this is to remove wall linings to check the base of the frame and sole plate. Otherwise, you should monitor in view of the above.

Floors

- .34 Ground floors are solid, presumably concrete. They are covered with fitted carpets and could not be inspected.
- .35 Many areas are uneven, e.g. front concrete bay on west side is at slightly higher level than to adjacent east side.
- .36 Otherwise, we are not able to comment upon condition without removing carpets, which has not been undertaken.
- .37 There is damaged and loose boarding to a raised *timber* floor to the rear corner of the rear unit.
- .38 The front mezzanine floor is covered and contained a large quantity of stored items. We are not able to comment upon the construction or condition of this.

5.00 SUMMARY

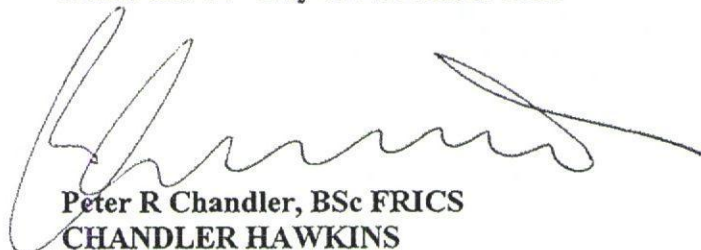
- .01 Generally, our internal inspection was severely restricted by fabric wall and ceiling linings and our external inspection was restricted due to the position of the property being effectively mid terraced to its front part and having stored items against the external walls to the rear unit.
- .02 From what we could inspect, we did not note any defect that we would classify as being serious.
- .03 Works required are a type quite commonly found in basic structures of this type and age and they should be considered in this context.
- .04 It is important to continue undertaking basic maintenance and repairs. In this connection, we advise the following:
- (a) Specialist woodworm treatment to shop front roof timbers when this space is cleared. The specialist firm should check whether timbers have become severely weakened due to the extent of woodworm attack and to repair and improve support if required;
 - (b) Clear blocked and overflowing gutters to prevent potential for penetrating damp to walls beneath and damage to wall framing in the rear unit;

- (c) Further investigate cause of damp along west side wall to front unit. We have advised the condition of this be checked within the neighbouring boat repair workshop;
- (d) Further investigate condition of bowed wall to rear corner of rear unit, prior to replacing missing and damaged PVC cladding.

6.00 RESERVATIONS

- .01 We attach a copy of the Terms of Engagement that relate to this survey.

Dated this 24th Day of November 2011



**Peter R Chandler, BSc FRICS
CHANDLER HAWKINS**



CHANDLER HAWKINS

chartered surveyors

CONDITIONS OF ENGAGEMENT FOR BUILDING SURVEYS

1. EXTENT OF SURVEY

Our inspection will be as detailed as possible, subject to the limitations of any owner occupation, not least the presence of carpets, furniture and floor coverings. It is our practice to lift loose floorboards, which are readily available and accessible. Should it be considered advisable to inspect any concealed parts, we would advise you accordingly.

Our report will include a statement that we have not inspected woodwork or other parts of the structure which are covered, unexposed or otherwise inaccessible and we are, therefore, unable to report such parts are free from rot, beetle or other defects.

The inspection of roof coverings will generally be carried out from ground level with the aid of binoculars, unless accessible by surveyor's standard 3 metre ladders. Some types of roof structure (including flat roofs) cannot be fully inspected without the use of builder's long ladders. We are prepared, if so instructed, to arrange for the attendance of building contractors in order to raise ladders to give access to roofs, and the charge for attendance by a building contractor would be in addition to our fee for the survey report.

We will not excavate to expose foundations.

2. DISTURBANCE

Every effort will be made to inspect as much of the building as possible. If, however, the vendor or occupier or we ourselves consider that damage may result to fittings, finishes, furnishings, floor coverings, etc., these will not be disturbed; nor will they be removed if it is impractical to do so. We will, however, advise such circumstances and indicate whether, in our opinion, further investigations are recommended.

3. SERVICE INSTALLATIONS

Unless otherwise expressly agreed, our report will not include any testing of drains, electrical, heating or other installations. It is our practice to visually inspect such installations and to advise if specialists' reports or investigations would appear to be necessary.

4. OUTBUILDINGS, GARAGES AND BOUNDARIES

It is not our policy to inspect outbuildings and garages in any detail unless specifically instructed. Otherwise, it will be assumed that a general comment as to the overall condition will be sufficient, and comments will therefore be restricted to important defects only.

5. LEAD PIPING

In older properties it is not uncommon for lead piping to be incorporated in the plumbing system and indeed to be used for the underground supply from the water company's main into the house. Lead piping may be used for that part of the water system supplying fittings from which drinking water may be drawn. Where lead piping is found, it is referred to in our report. The absence to any reference in our report to lead piping must not be taken as confirmation that no such material exists in the property.

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6. ASBESTOS

Asbestos exists in many forms in a structure and those forms themselves comprise various types of asbestos fibre. The exact nature of the asbestos fibres cannot be determined except by laboratory examination. The amount of loose asbestos fibres can only be assessed by specialist air testing techniques. The analysis of any asbestos materials and the testing in the structure do not form the scope of a building survey and have not been carried out in the case of this property. If such analysis is required, we will draw this to your attention and will be pleased to arrange for a specialist to undertake an examination although an additional charge will be made in addition to our normal building survey fee.

7. DELETERIOUS MATERIALS

We will not arrange for any investigations to be carried out to determine whether or not high alumina cement concrete or calcium chloride additive or any other deleterious materials have been used in the construction of the property.

Where we suspect such materials may have been used, we will bring this to your attention for further investigation.

8. CONTAMINATED LAND

We will not investigate whether the site is, or has been in the past, contaminated.

9. CLIENTS

The report is confidential to the client for the specific purpose to which it refers. The client will be the person named on the title page of the report, and the report will be prepared for the information and sole benefit of this person. No responsibility will be accepted by Chandler Hawkins to any other person.

10. GENERAL

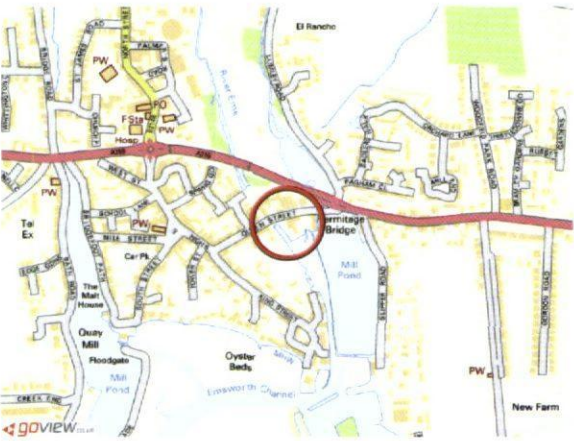
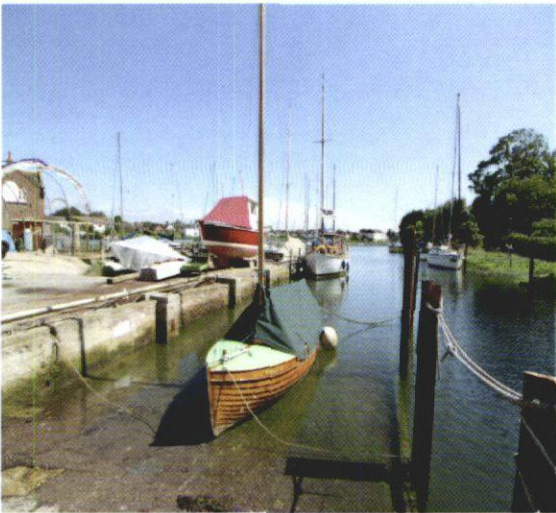
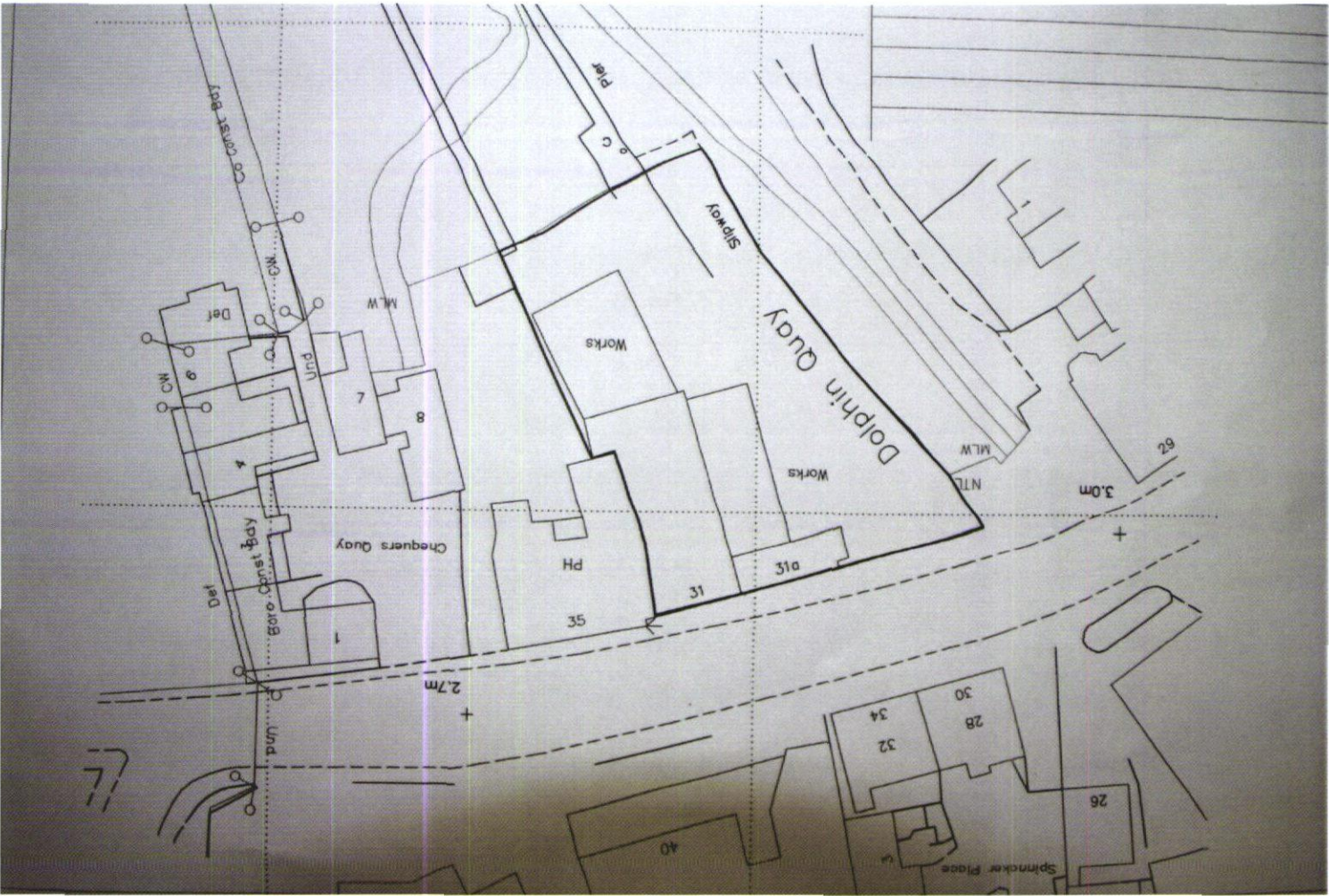
We will always be pleased to arrange a meeting at our offices to discuss a survey report.

We recommend your solicitor makes formal searches to include planning and Building Regulations approval and any other statutory consents. Your solicitor should also advise you on boundary ownerships and repairing obligations.

A building survey will not normally include any comment on value of property, and you should inform us if you wish to receive valuation advice.

November 2002

APPENDIX B



Location

Located in the heart of Emsworth's Conservation Area. Emsworth is located on the upper reaches of Chichester Harbour, an Area of Outstanding Natural Beauty and a favourite with sailors and nature enthusiasts alike. Emsworth has a picturesque square and is a bustling harbour side village with a good mixture of shops, restaurants and amenities including doctors, dentists and transport links.

Directions

From our office in the High Street, pass across the square following the road round as it bears left into Queen Street. The site can be found a short distance along on the right hand side.

Distances

Chichester	8 miles	London	70 miles
Portsmouth	8 miles	Southampton	23 miles

N.B. None of the services or appliances have been tested. These property particulars are believed to be materially correct, though their accuracy is not guaranteed and they do not constitute an offer or any part of any contract.



Dolphin Quay

Queen Street, Emsworth PO10 7BU

Dolphin Quay has had a variety of permitted uses including retail, office, boat yard and workshop. There are pontoons which are not currently offered for sale within the development. Steeped in history with a long association with fishing and the sea, Emsworth once had a thriving oyster industry. Its affluence and economic success in the past can be seen in its delightful character Georgian buildings. Emsworth continues to thrive even in these difficult economic times.

- Suitable for investment or redevelopment subject to planning.
- Site occupies approx .3 of an acre or 0.121 of a hectare
- Permitted uses include retail or office, boatyard or workshop
- Located in the heart of Conservation Area this unique position is often sought but rarely found

Price on Application



9a High Street, Emsworth, Hampshire PO10 7AQ

Tel: 01243 377655

Fax: 01243 388110

Email: property@borlandandborland.co.uk

www.borlandandborland.co.uk



Borland & Borland are delighted to offer this prime investment/development opportunity located in the heart of Emsworth village.

The site, known as Dolphin Quay, is located at the head of Dolphin Cut with direct tidal access to Chichester Harbour. We understand the site to be approximately .3 of an acre or 0.121 of a hectare. It is being offered by our clients as a whole and may be suitable for alternative uses including restaurant or other commercial and retail purposes or perhaps residential redevelopment with the possibility of also retaining the boat yard.

Emsworth is situated on the upper reaches of Chichester Harbour, an Area of Outstanding Natural Beauty. To the east lies the Cathedral City of Chichester and to the north is the newly created South Downs National Park. Emsworth is often referred to in the Sunday papers as a property 'hot spot' retaining a bustling heart to the village with a range of local independent shops and businesses augmented by pubs, tea rooms and restaurants including one which is Michelin starred.

Boatyard:

The site of Dolphin Quay has until recently been an active boat yard. The first ribs (rigid inflatable boats) were developed here which have gone on to world wide success.

The boatyard currently comprises two workshop areas being used by the boat owners with two separate toilets in a block. Quayside storage and slipway access.

Workshop: Behind 31a there is a workshop used in association with the boatyard on the adjacent hard standing and quay. Until recently boat repairs have been carried out under temporary polythene structures providing protection from the elements.

The Emsworth Antique Centre, 31-33 Queen Street, Emsworth, PO10 7BJ

The property comprises of a traditional retail unit with an extensive storage/warehouse unit to the rear currently with vehicular access to the rear which extends to some 34.5 meters. The premises are empty and their last use was as an antique centre, they have been vacant for more than a year with the property now requiring some work and updating.

31a Queen Street, Emsworth

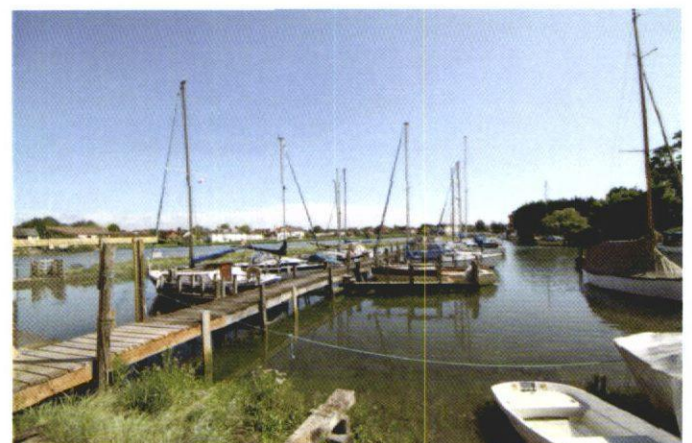
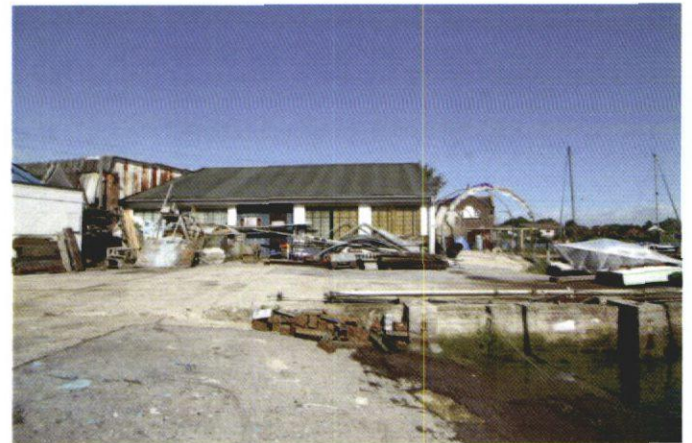
Charming small two storey older style building fronting onto Queen Street. The frontage is approximately 10.5 meters with a depth of 4 meters. The property is vacant but its last use was as an accountant's office.

Dolphin Quay is bordered on the western side by Dolphin Cut an inlet of water leading to Chichester Harbour. The site is being offered by our clients as a whole although at this time they may wish to retain the pontoons.

Interested applicants are advised to make their own enquiries with the local planning authority: contact Havant Borough Council, Public Service Plaza, Civic Road, Havant, Hampshire PO9 2AX – Telephone: 02392 474174

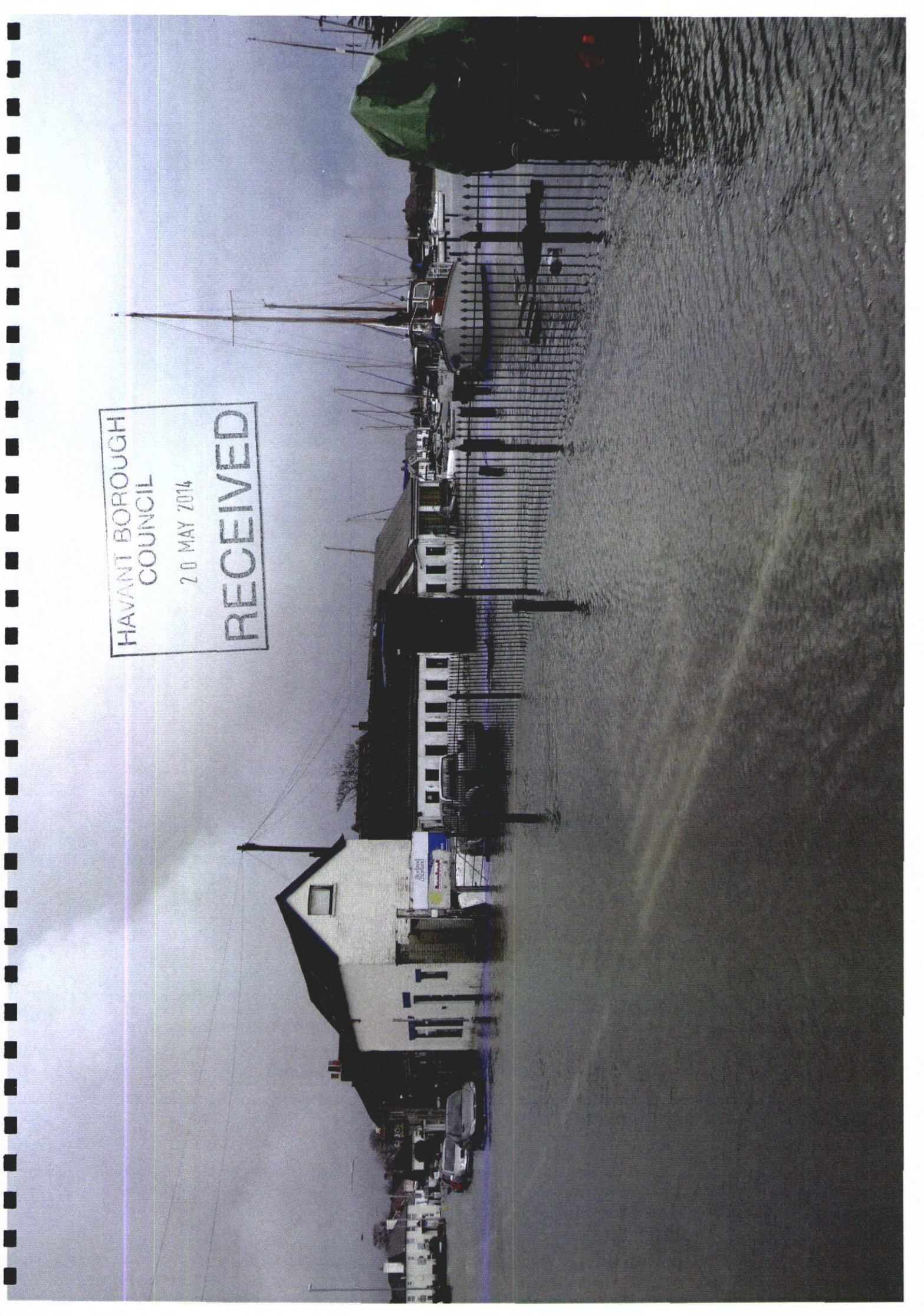
Viewing strictly by appointment through the sole selling agent:

Borland & Borland
01243 377655



APPENDIX C

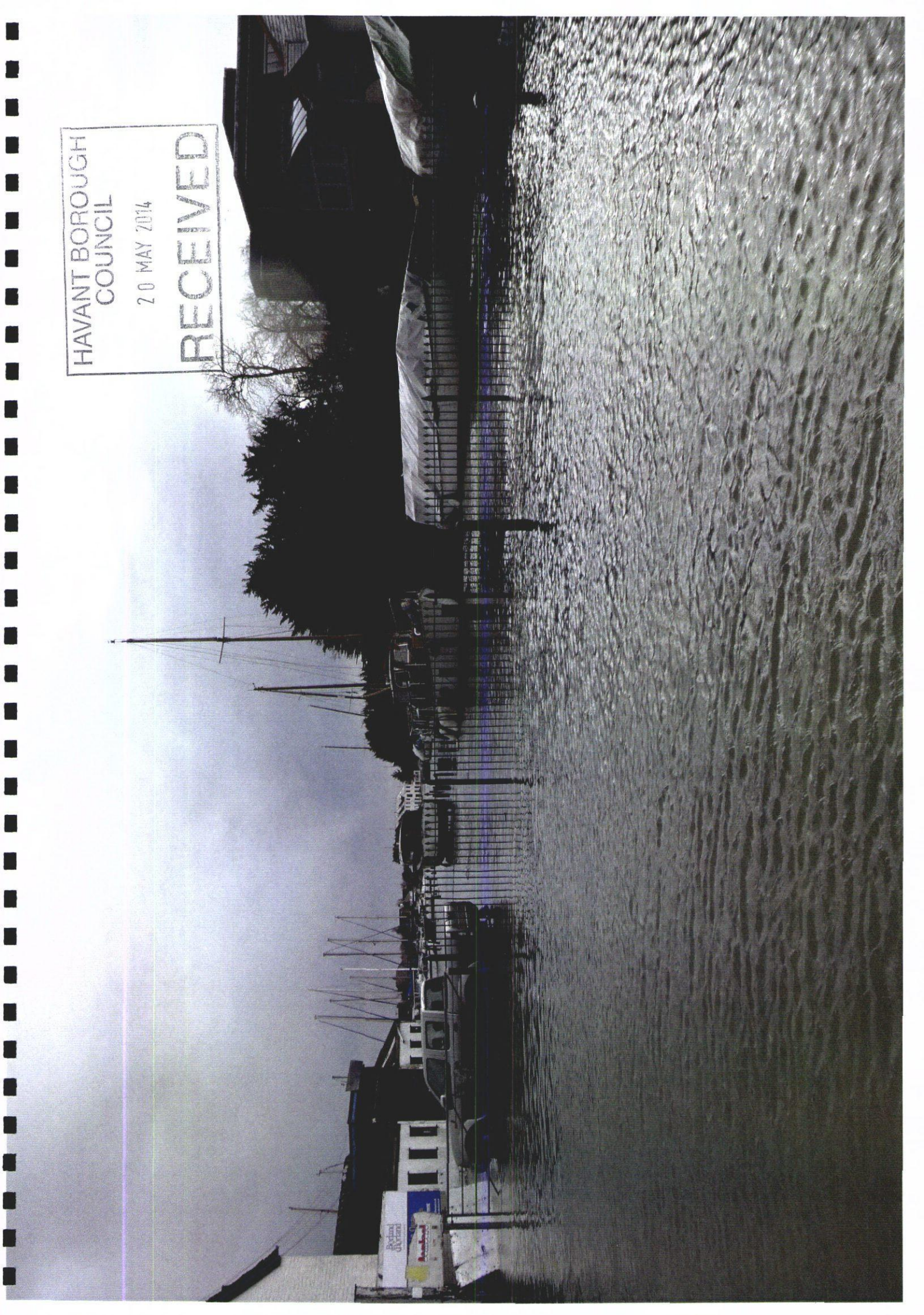
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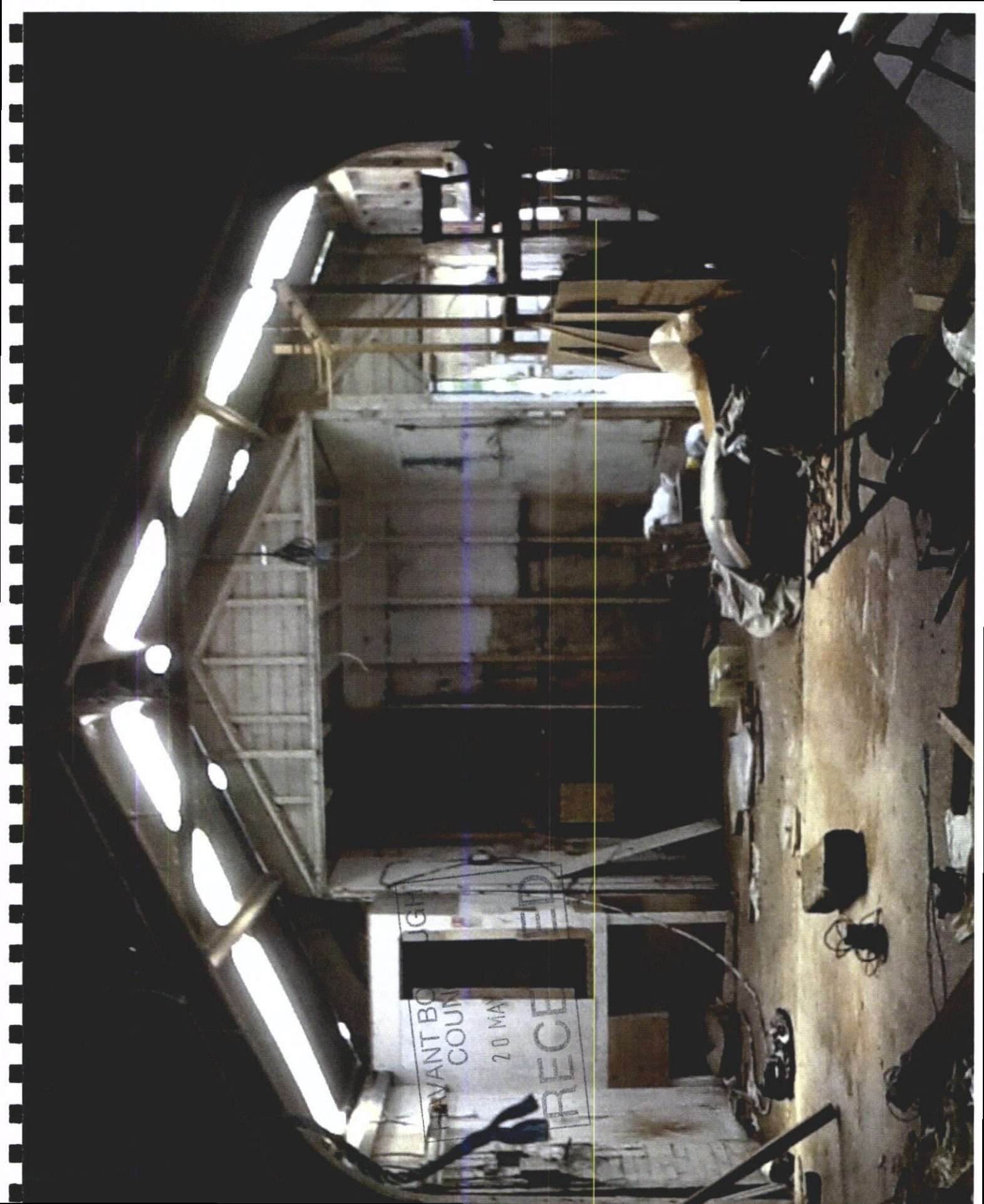
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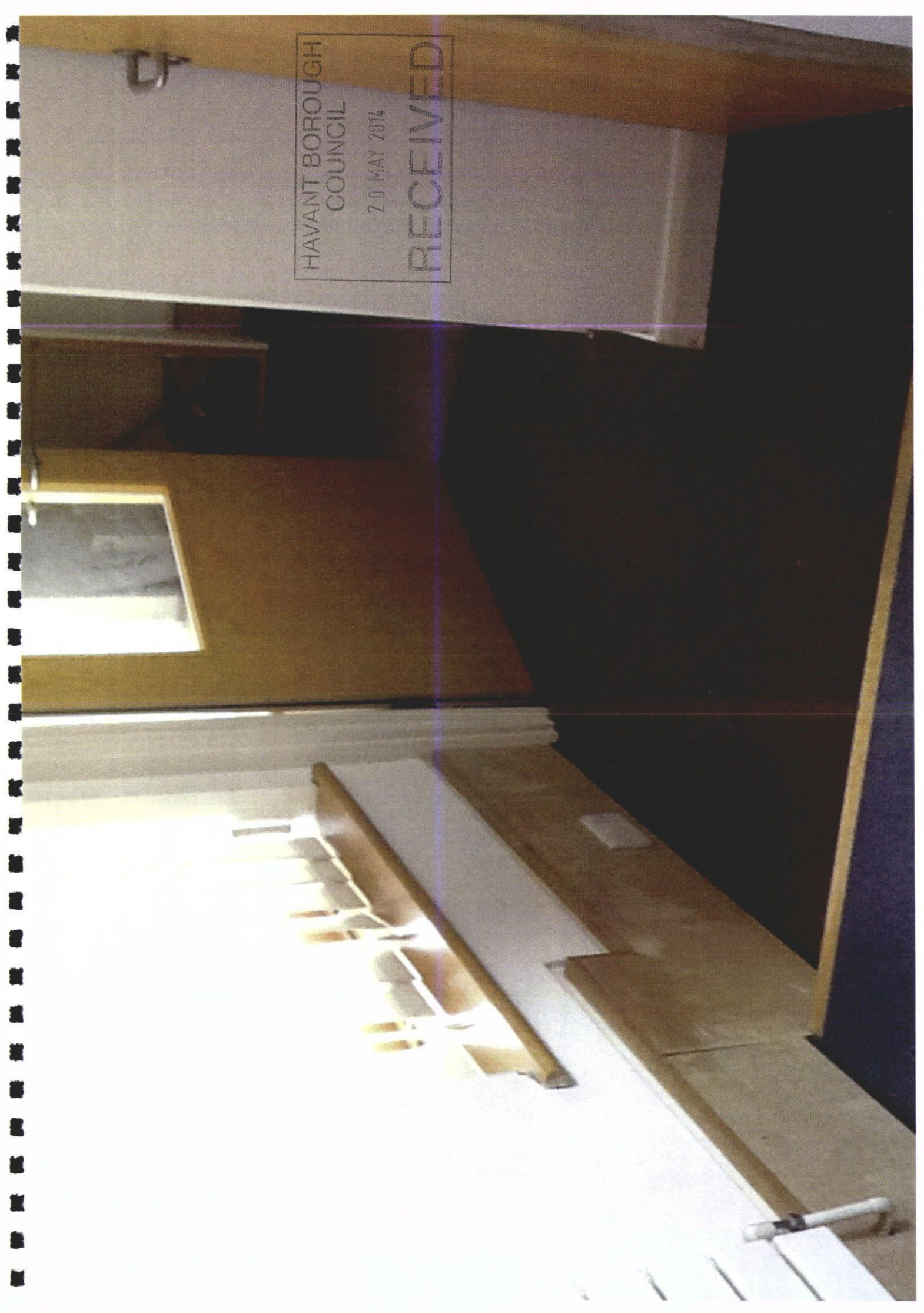
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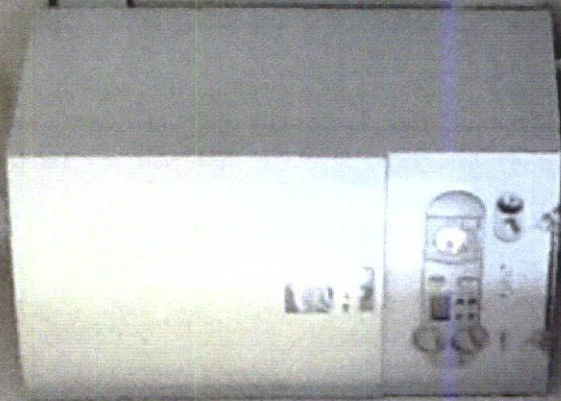
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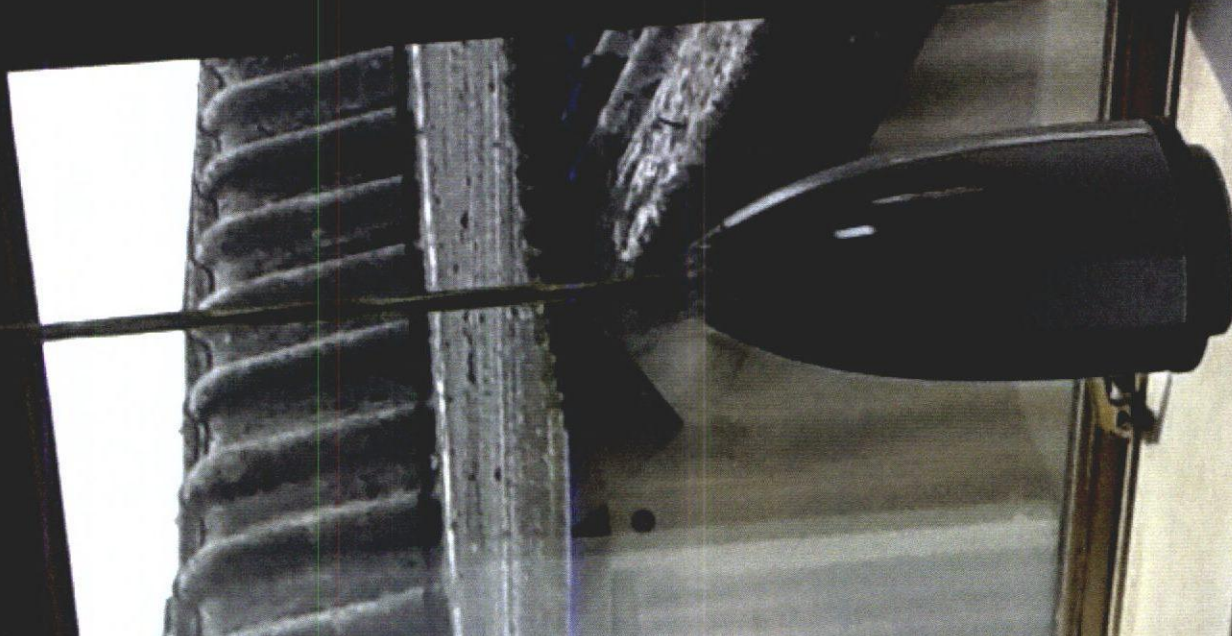
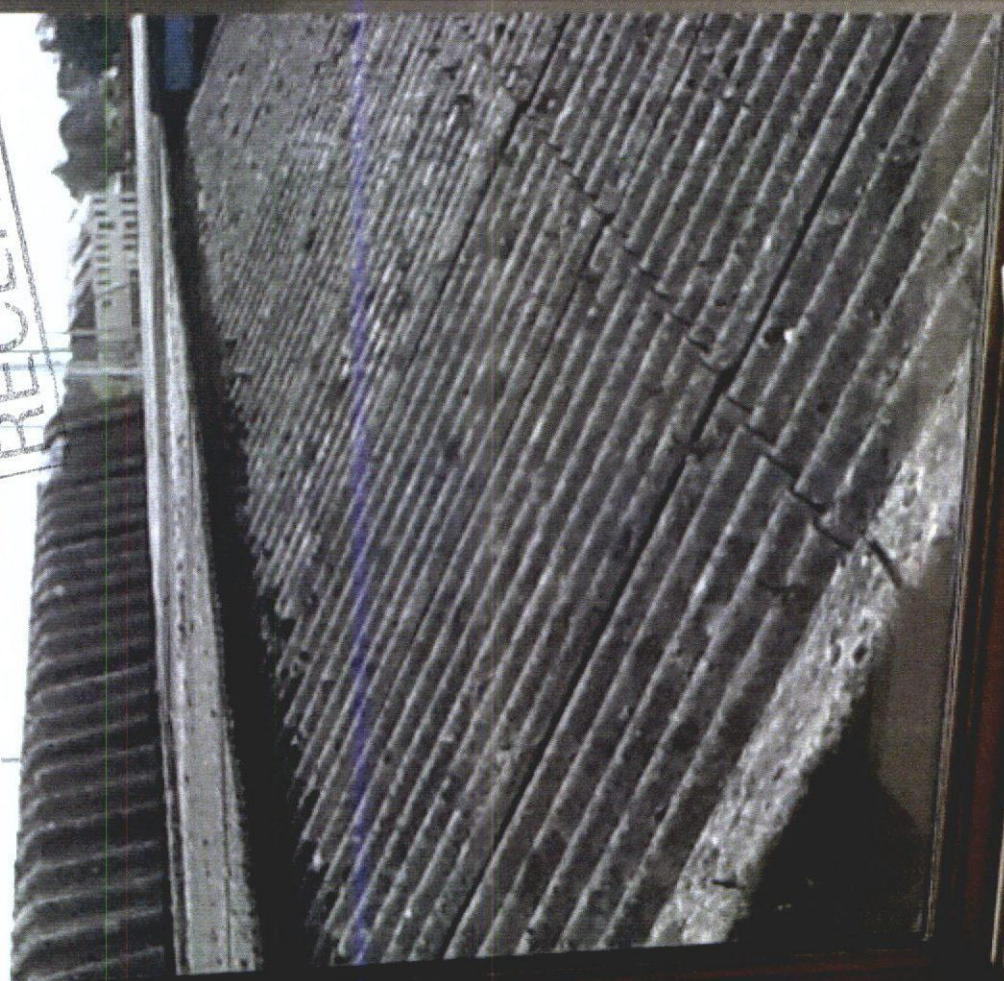
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OLDFATHERS
ANTIQUES
THE SOUTH COAST
LAURENCE & HARRIS
ANTIQUE CENTRE
400 YARDS
Open 10am
to 5pm



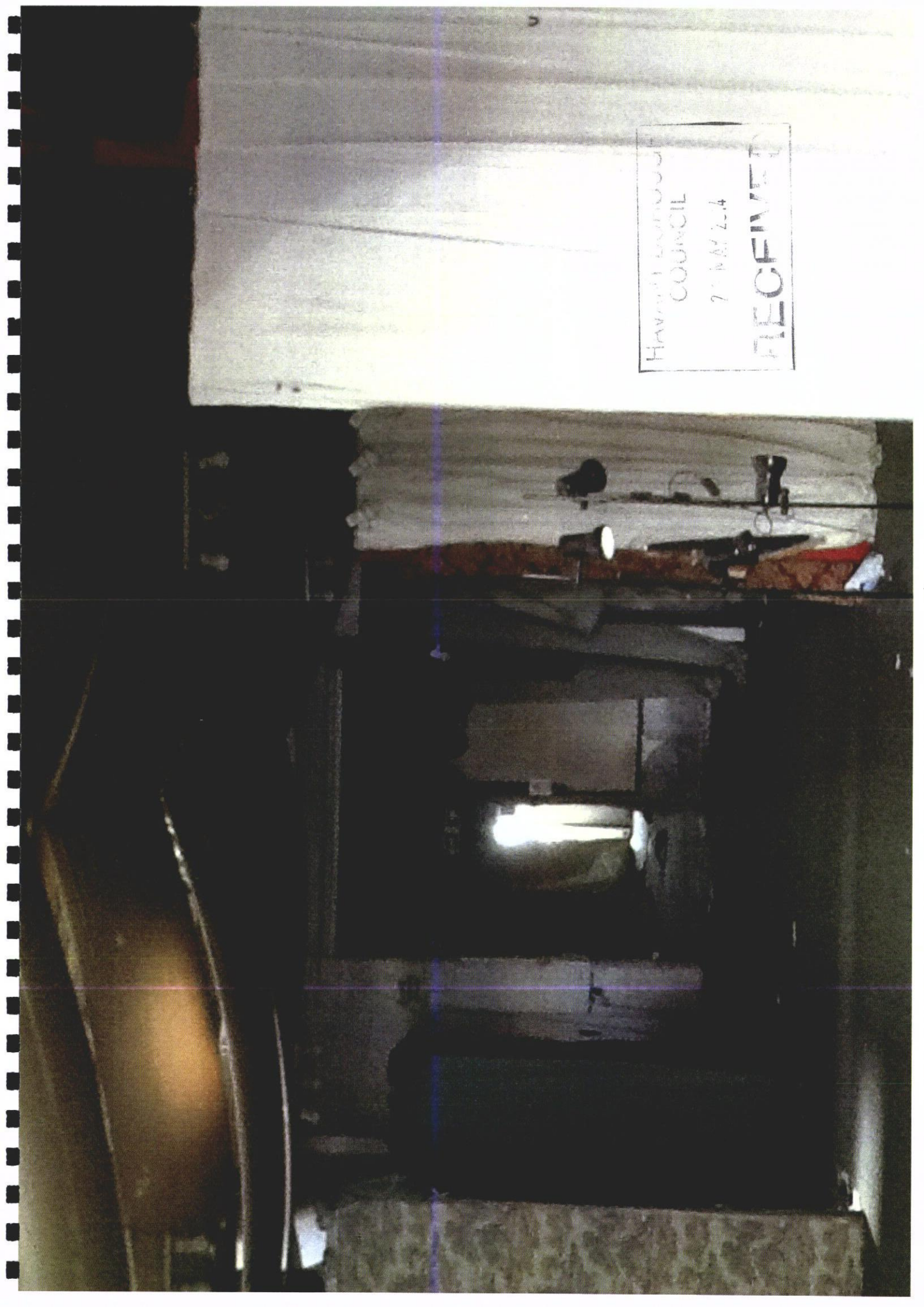
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