

APPENDIX 2 - THE ARCADE, BOGNOR REGIS - DEVELOPMENT APPRAISAL (ACCOMMODATION & RENTAL SCHEDULE) - MARCH 2023

| Level | Non-residential (NIA m2) | One bed apartments (NIA m2) | Two bed apartments (NIA m2) | External amenity space (m2) | Sea view | Floor GIA (GIA - m2) |
|--|--------------------------|-----------------------------|-----------------------------|-----------------------------|----------|----------------------|
| Level 0 (Ground) | | | | | | 138 |
| New Commercial Unit | 72.3 | | | | | |
| Level 1 | | | | | | 1,183 |
| Estate Management Office | 21.6 | | | | | |
| 1 01 | | 43.5 | | | | |
| 1 02 | | 41.0 | | | | |
| 1 03 | | 35.2 | | | | |
| 1 04 | | 38.6 | | | | |
| 1 05 | | 53.1 | | | | |
| 1 06 | | | 64.7 | | | |
| 1 07 | | 52.8 | | | | |
| 1 08 | | 48.6 | | | | |
| 1 09 | | 50.1 | | | | |
| 1 10 | | 48.3 | | | | |
| 1 11 | | | 70.0 | 4.5 | YES | |
| 1 12 | | | 55.8 | 9.1 | YES | |
| 1 13 | | 41.3 | | 11.8 | YES | |
| 1 14 | | 41.5 | | | | |
| 1 15 | | | 58.3 | 21.5 | | |
| 1 16 | | | 57.7 | | | |
| 1 17 | | 34.7 | | 11.2 | | |
| 1 18 | | 48.2 | | 21.5 | | |
| Second Floor | | | | 70 | | 1,014 |
| 2 01 | | 42.3 | | | | |
| 2 02 | | 41.0 | | | | |
| 2 03 | | 35.2 | | | | |
| 2 04 | | 39.2 | | | | |
| 2 05 | | 39.2 | | | | |
| 2 06 | | 48.6 | | | | |
| 2 07 | | 51.1 | | | | |
| 2 08 | | 43.5 | | | | |
| 2 09 | | 48.2 | | | | |
| 2 10 | | 49.6 | | | | |
| 2 11 | | 48.1 | | | | |
| 2 12 | | | 70.0 | 4.5 | YES | |
| 2 13 | | | 86.6 | | YES | |
| 2 14 | | 42.5 | | | | |
| 2 15 | | 57.0 | | | | |
| 2 16 | | 48.7 | | | | |
| 2 17 | | 47.9 | | | | |
| Unit totals - Commercial | 2 | | | | | |
| Unit totals - Residential | | 28 | 7 | | | 35 |
| Total Area - Commercial (NIA m | 94 | | | | | 94 |
| Total Area - Residential (NIA m2) | | 1,259 | 463 | | | 1,722 |
| Total Area (GIA m2) | | | | | | 2,335 |
| External Amenity Space (m2) | | | | 154 | | 154 |

| Apartment rental income (pcm) | |
|-------------------------------|--|
| n/a | |
| | See Note 1 |
| n/a | |
| £995 | |
| £995 | |
| £995 | |
| £995 | |
| £995 | |
| £1,295 | |
| £995 | |
| £995 | |
| £995 | |
| £1,095 | £100pcm furnished premium (showhome) |
| £1,495 | £50 private amenity space premium, £50 pcm sea view premium & £100pcm furnished premium (showhome) |
| £1,395 | £50 private amenity space premium & £50 pcm sea view premium |
| £1,095 | £50 private amenity space premium & £50 pcm sea view premium |
| £995 | |
| £1,345 | £50 private amenity space premium |
| £1,295 | |
| £1,045 | £50 private amenity space premium |
| £1,045 | £50 private amenity space premium |
| | See Note 2 |
| £995 | |
| £995 | |
| £995 | |
| £995 | |
| £995 | |
| £995 | |
| £995 | |
| £995 | |
| £995 | |
| £995 | |
| £995 | |
| £1,395 | £50 private amenity space premium & £50 pcm sea view premium |
| £1,345 | £50 pcm sea view premium |
| £995 | |
| £995 | |
| £995 | |
| £995 | |
| £37,725 | TOTAL |

Note 1 - Excludes clothes shop overrun

Note 2 - 70 sq m amenity space at second floor is communal