



Matthew Le Seilleur BA (Hons) MBA MRICS

RICS Registered Valuer

Director

E: mls@flude.com

T: 01243 929137

Personal Profile:

Matthew graduated from Southampton Solent University in 1995 with a bachelor's degree in real estate Valuation and later earned an International Management MBA from the University of Brighton. He was elected as a Chartered Surveyor in 1998, initially as a member of the General Practice Division and now as a Chartered Valuation Surveyor.

Since 1994, Matthew has predominantly worked across the South Coast commercial property market, focusing on real estate consultancy and professional services. He has extensive experience representing landlords and tenants in commercial rent reviews, dispute resolution, lease renewals, and lease re-gears.

Matthew also specialises in valuations for a wide range of purposes and works with both public and private sector clients. His expertise includes property asset management and portfolio rationalisation.

Clients Include:

- Arun District Council
- Oldham Seals
- Chichester Cathedral
- Suffolk Life
- Chichester District Council
- Parkers of Chichester
- Culligan (UK) Limited
- University of Chichester
- St. Mary's Hospital
- Curtis Banks
- West Sussex County Council
- Seaward Properties

Recent Projects:

East Street, Chichester

Lease renewal of a four storey Bank premises in Chichester city centre, acting on behalf of the freeholder. Terms agreed secured a seven-figure capital value for the client.

Marine Parade, Worthing

Valuation of a substantial period seafront building, where various forms of occupation were modelled in order to calculate return on investment data for multiple uses. This project facilitated the freeholder's desire to maximise their income from the property and deploy resources in the best manner.

Dolphin Road, Shoreham

Lease advice to an occupier where the premises were no-longer required due to improvements in their distribution chain. In conjunction with the client's solicitor, providing advice relating to multiple restrictions and stipulations in order to effectively and successfully trigger a break clause; and providing rental saving in excess of £1million over the original lease term.

Former Midhurst Brickworks, Midhurst

Providing a specialist valuation of a substantial commercial site at April 1982, in relation to Taxation of Chargeable Gains Act 1992. Ascertaining the scope of the site at the date of valuation, analysing comparable evidence from the late 1970s and early 1980s, and providing the client with an evidence-based opinion of value.