

Marketing Report

We write further to your request for us to provide you with an interim marketing summary. For clarity, you have asked us to consider the marketing that has been undertaken to date, as well as the date from which we have marketed the premises. All of this information is detailed below:

- Since December 2017 Flude Commercial & Holloway Ilffe and Mitchell have undertaken a joint agency proactive marketing campaign and the premises has been widely available on a variety of portals and regularly emailed to applicants and interested parties.

- From our records since the handover of this account into my remit on the 17th May 2019. We have undergone four viewings on the property:

02/08/2019 & 27/09/2019 - both for Restaurant and Takeaway usage which would require a change of use. The applicants were not willing to undergo the a change of use.

09/06/2020 for a gym requiring both units. Said application being submitted for change of use.

30/06/2020 for a baked potato café for single unit.

- From what we understand, Holloway Ilffe and Mitchell had agreed Heads of Terms with an applicant dated 19/04/2019 for unit two of the site. This was to be used for a Tanning Salon under Class Sui Generis usage. However, this deal did not reach a legal standpoint.

In spite of the proactive and targeted marketing campaign that has been undertaken by both agents, which has exposed the property to a local, regional and national network of potential applicants, we have been limited in our ability to attract interest from tenants especially for a class A1 use for which the property currently holds.

The landlord has also been flexible on the lease terms and has been willing to agree a shorter lease term, reduced rent and incentives in order to let the property. To date this interest from the gym is the only firm offer that has been forthcoming and in order to let the premises, will require change of use to D2.

Kind regards

Mary Jackson

Flude Property Consultants