

JOB: D1781 – FISCAL HOUSE, 2 HAVANT ROAD PO10 7JE

DATE: 12 SEPTEMBER 2019

REVISION: 2.0

INITIAL REVIEW AND FEASIBILITY SUMMARY

This document is an initial summary and has been prepared ahead of full consultation with the relevant authorities and stakeholders, based on information available at the time of preparation. The contents are subject to change and it cannot be considered to be a full or final assessment of flood risk.

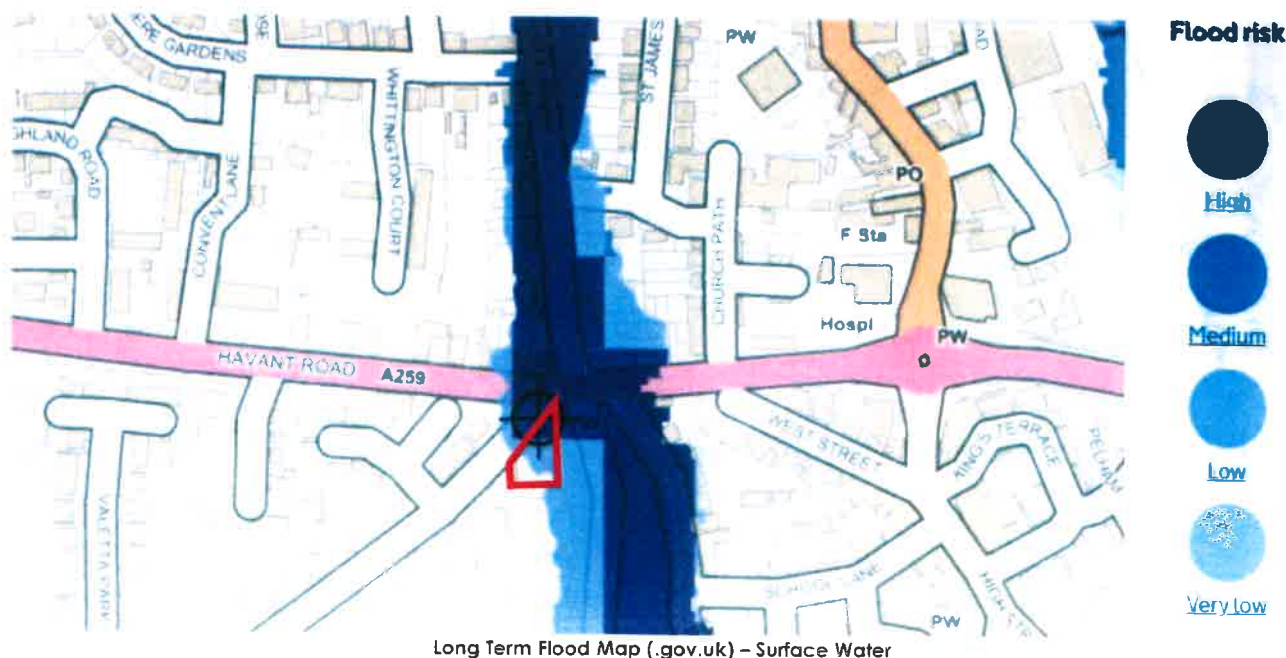
SITE DETAILS

Site Name:	Fiscal House, 2 Havant Road, Emsworth
Postcode:	PO10 7JE
Ordnance Survey Ref:	SU 74720 05865
Site Area (Ha):	TBC
Proposed Development:	Conversion of existing offices to residential accommodation
Local Authority:	Hampshire County Council, Havant Borough Council
Sewerage Authority:	Southern Water

FLOOD RISK

Watercourse:	Unknown name (Main River)
Sewers:	Unknown (sewer records to be obtained)
Flood Zone (Rivers/Sea):	Varies, Flood Zones 1, 2 and 3
Surface Water Flooding:	Low/Very Low
Groundwater:	TBC
Reservoirs:	None
Other Sources:	None

Flood Maps for Planning demonstrate that the site is mostly located Flood Zones 2 and 3.



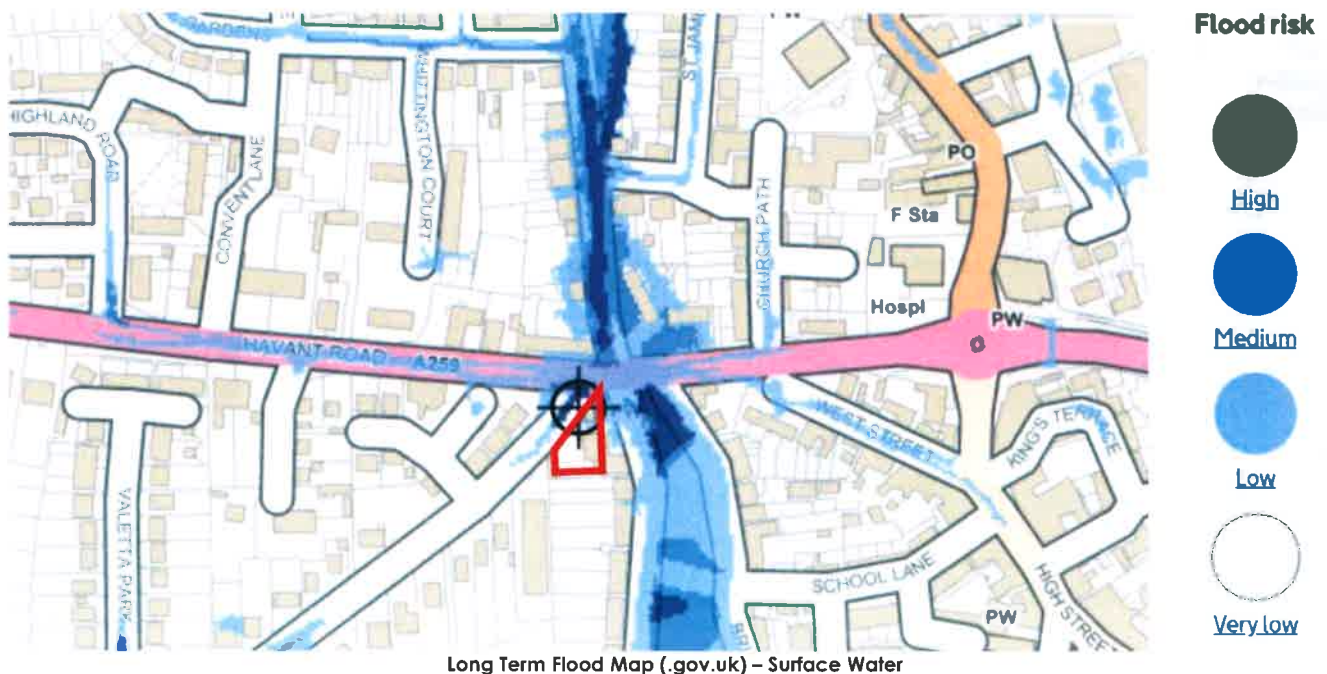
Flood Zone 3 is defined as 'Land having a 1 in 100 or greater annual probability of river flooding; or Land having a 1 in 200 or greater annual probability of sea flooding'.

The existing use of 'building used for financial, professional, offices etc' is classified as 'Less vulnerable' development whilst 'Buildings used for dwelling houses, student halls of residence, drinking establishments, nightclubs and hotels' is classified as 'More vulnerable' development within NPPG Flood Risk and Coastal Change Table 2. Table 3 in the same document, reproduced below, shows that developments of that type are "appropriate" in differing flood zones.

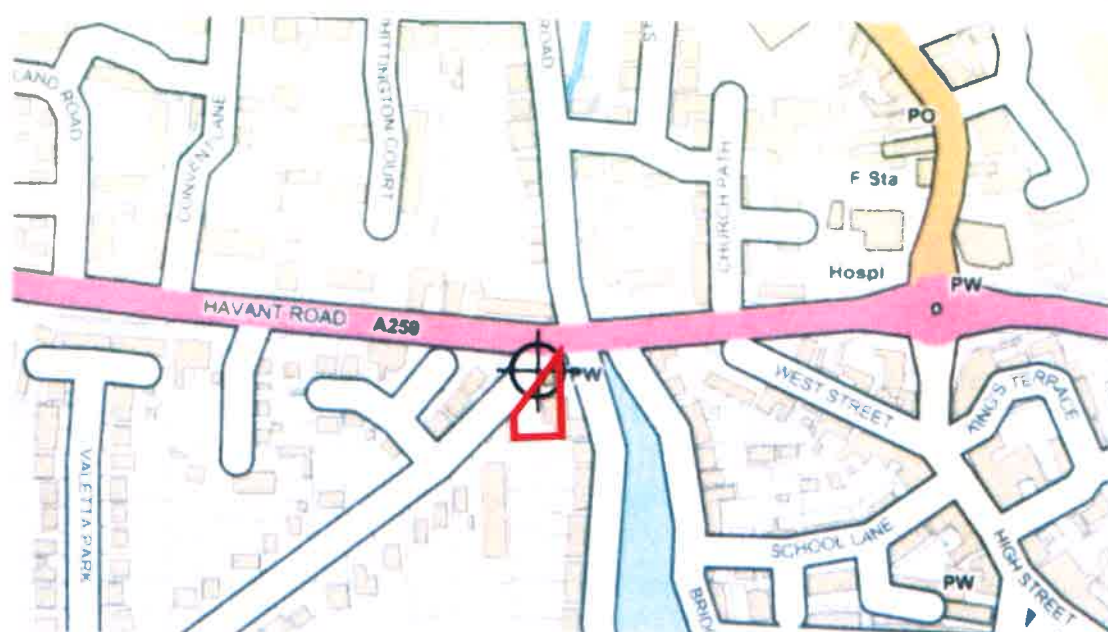
Flood Zones	Flood Risk Vulnerability Classification				
	Essential Infrastructure	Highly Vulnerable	More Vulnerable	Less Vulnerable	Water Compatible
Flood Zone 1	✓	✓	✓	✓	✓
Flood Zone 2	✓	Exception Test Required	✓	✓	✓
Flood Zone 3a†	Exception Test Required †	✗	Exception Test Required †	✓	✓
Flood Zone 3b*	Exceptions Test Required *	✗	✗	✗	✓*

✓ = Development is appropriate
✗ = Development should not be permitted

The Long-Term Flood Map for Surface Water (Gov.uk) demonstrates that the north of the site is at low risk of surface water flooding, with much of the rest of the site at very low risk of surface water flooding.



The Long-Term Flood Map for Reservoirs (Gov.uk) confirms that the site is not at risk of flooding from this source.



Flood risk



Maximum
extent of
flooding



Location you
selected

Long Term Flood Map (.gov.uk) – Reservoirs

Correspondence with the Environment Agency is provided within the appendices along with provided historic flooding outlines, flood modelling outlines and data, and further relevant information.

An enquiry to the Environment Agency for Product 4 Flood Information confirmed that the site is located within Flood Zones 2 and 3, and that there are no formal raised flood defences in the vicinity of the site.

The provided information includes modelled flood levels from the Chichester 2D (Tidal) Model (JBA Consulting, 2016) and the JFLOW Improvements (Fluvial) Model (JBA Consulting, 2009).

The Environment Agency did not hold any record of flooding events affecting the site, however land adjacent to the site along Bath Road, Havant Road and Bridge Road have suffered from flooding in 1989 and 2010.

Flood modelling outlines shows the north of the site at risk of flooding in a 1 in 200 year tidal flood event, whilst the remaining site area to the south is also within the flood outline within a 1 in 200 year (Year 2070 - adjusted for climate change) tidal flood event as well as a 1 in 1000 year tidal flood event.

The north of the site is also shown to flood in a 1 in 1000 year undefended fluvial flood event.

The Environment Agency have provided flood levels and depths for the site, based upon two node points within the site. Node 1 is in the south of the site within the depot car parking area, whilst Node 2 is located at the north of the site where the Fiscal House building fronts on to Havant Road. The node locations can be seen within the appendices.

TABLE 1: Water Levels: Fluvial Undefended

Node Ref	NGR		Modelled Flood Levels in Metres AOD
	Eastings	Northings	Undefended Annual Exceedance Probability
1	474713	105829	0.1%
2	474719	105858	3.30

TABLE 2: Water Levels: Tidal Undefended

Node Ref	NGR		Modelled Flood Levels in Metres AOD			
	Eastings	Northings	Undefended Annual Exceedance Probability			
			0.5%	0.5% (2070)	0.5% (2115)	0.1%
1	474713	105829	-	3.97	4.58	3.68
2	474719	105858	3.50	3.97	4.58	3.68

The predicted depths and extents of flooding on the site are based upon assumed site elevations, however the topographic survey has been used to determine to what extent the site is at risk of flooding within these events.

A site-specific topographical survey has been undertaken at the site, and the site levels are confirmed as falling from 3.87mAOD in the south west corner of the site to the north, with a low point of 3.06mAOD within the courtyard.

Existing finished floor levels within the ground floor buildings are between 3.06m and 3.69mAOD, with existing access at the front of the site on Havant Road and within the existing car park.

In an existing 1 in 200 year tidal event, the building would therefore be subject to approximately 450mm of internal flooding. Assuming a design life of 60 years, the building would be subject to approximately 900mm of flooding at ground floor level in a 1 in 200 year event (2070) within the building lifetime.

SEQUENTIAL TEST

The following is set out in the Technical Guidance to the National Planning Policy Framework regarding development within Flood Zones 2 and 3:

- As set out in the National Planning Policy Framework, the aim of the Sequential Test is to steer new development to areas with the lowest probability of flooding.
- The overall aim should be to steer new development to Flood Zone 1. Where there are no reasonably available sites in Flood Zone 1, local planning authorities allocating land in local plans or determining planning applications for development at any particular location should take into account the flood risk vulnerability of land uses and consider reasonably available sites in Flood Zone 2, applying the Exception Test if required. Only where there are no reasonably available sites in Flood Zones 1 or 2 should the suitability of sites in Flood Zone 3 be considered, taking into account the flood risk vulnerability of land uses and applying the Exception Test if required.

It should be noted Sequential Test therefore could possibly prevent development within Flood Zones 2 and 3, especially more vulnerable development. The Sequential and Exception Test do not apply to Change of Use applications however.

EXISTING DRAINAGE

It is understood that the site currently drains largely to the existing highway drainage on Havant Road and Warblington Road, with existing drainage channels and manholes within the site giving evidence of existing drainage infrastructure.

Having considered the topographic survey, it is considered that the general topography can be considered to fall from south west to north.

The adjacent Havant Road and Warblington Road are served by traditional road gullies, with a positive drainage infrastructure assumed to flow towards the tidally locked Slipper Mill Pond. The outfall locations to these road drainage systems have not currently been confirmed and will need to be determined further to onsite investigation.

HISTORIC FLOODING

The Environment Agency have both been consulted in relation to the site.

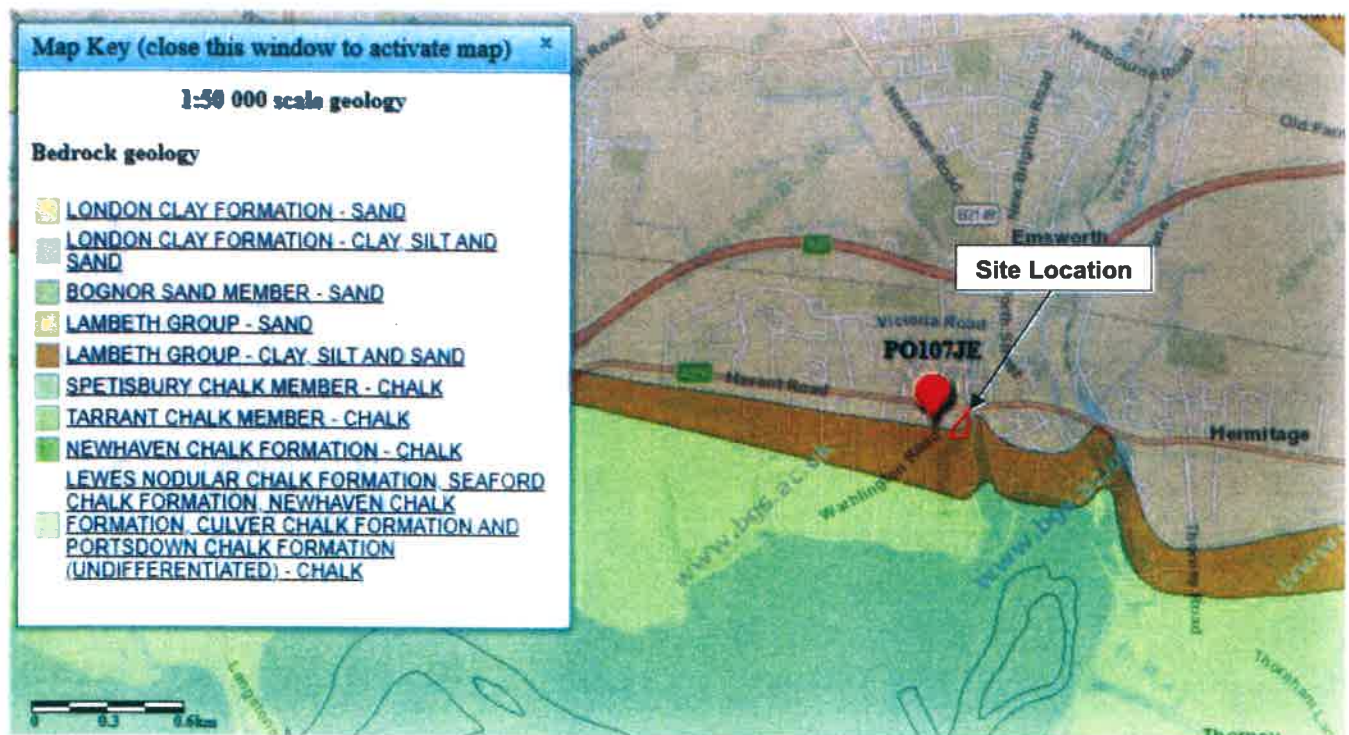
The Environment Agency did not hold any record of flooding events affecting the site, however land adjacent to the site along Bath Road, Havant Road and Bridge Road have suffered from flooding in 1989 and 2010. However, it is noted that the Environment Agency's records of flooding are not comprehensive and may not include all events, and often refer to LLFA records instead which are more thorough.

GROUND CONDITIONS

The British Geological Survey (BGS) online geology maps indicates that the underlying geology can be expected to consist of;

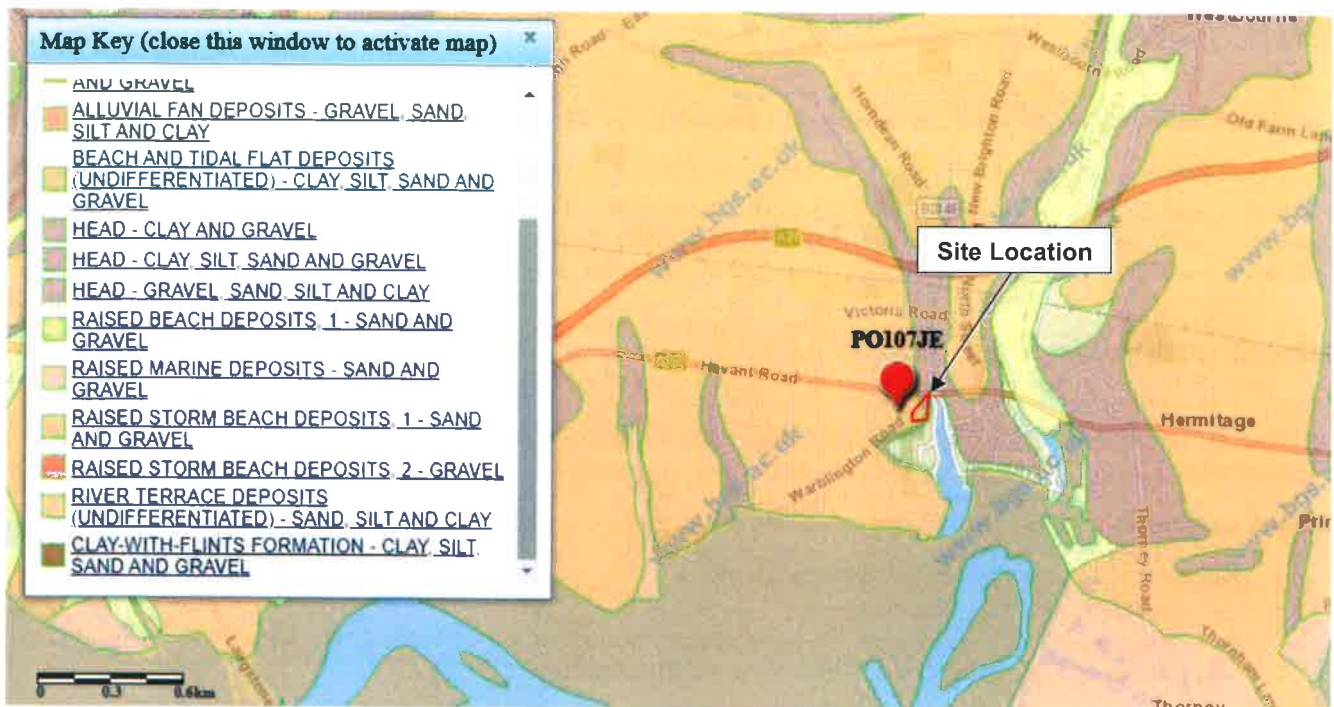
Bedrock Geology:

- 'London Clay Formation - Clay, Silt and Sand'
- 'Lambeth Group - Clay, Silt and Sand'
- 'Lewes Nodular Chalk Formation, Seaford Chalk Formation, Newhaven Chalk Formation, Culver Chalk Formation and Portsdown Chalk Formation (undifferentiated) - Chalk'

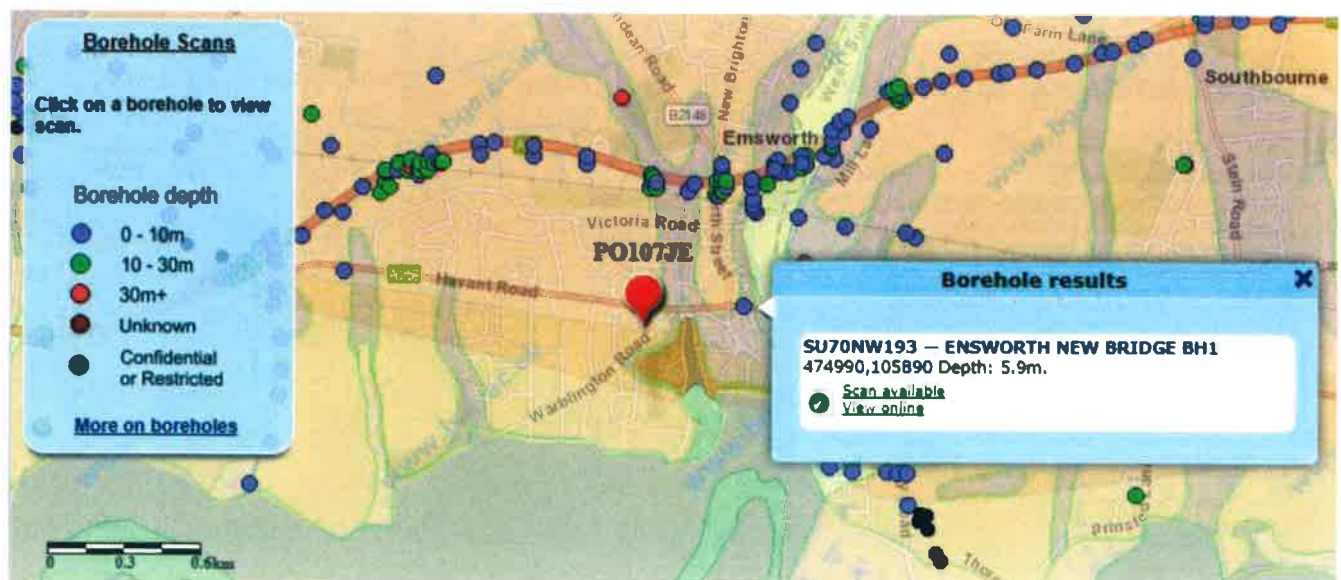


Superficial Deposits:

- 'Head - Clay and Gravel'
- 'River Terrace Deposits (undifferentiated) - Sand, Silt and Clay'
- 'None'



BGS historic borehole records have been reviewed within the vicinity of the site. The nearest borehole (Ref: SU70NW193 – Emsworth New Bridge) in relation to the site is located to the east of the site, as detailed, below.



The borehole has a recorded depth of 5.9m and confirms the presence of 'stiff brown clay' to a depth of 4.0 metres, underlain by further layers of mudstone and clay.

It is recommended that a site-specific geotechnical investigation should be undertaken at the site if it is found to be suitable for development, including groundwater monitoring and soakage testing, in order to comply with the SuDS hierarchy, as well as to assist in the design of SuDS features, given the variable geology which is understood to underlie the site.

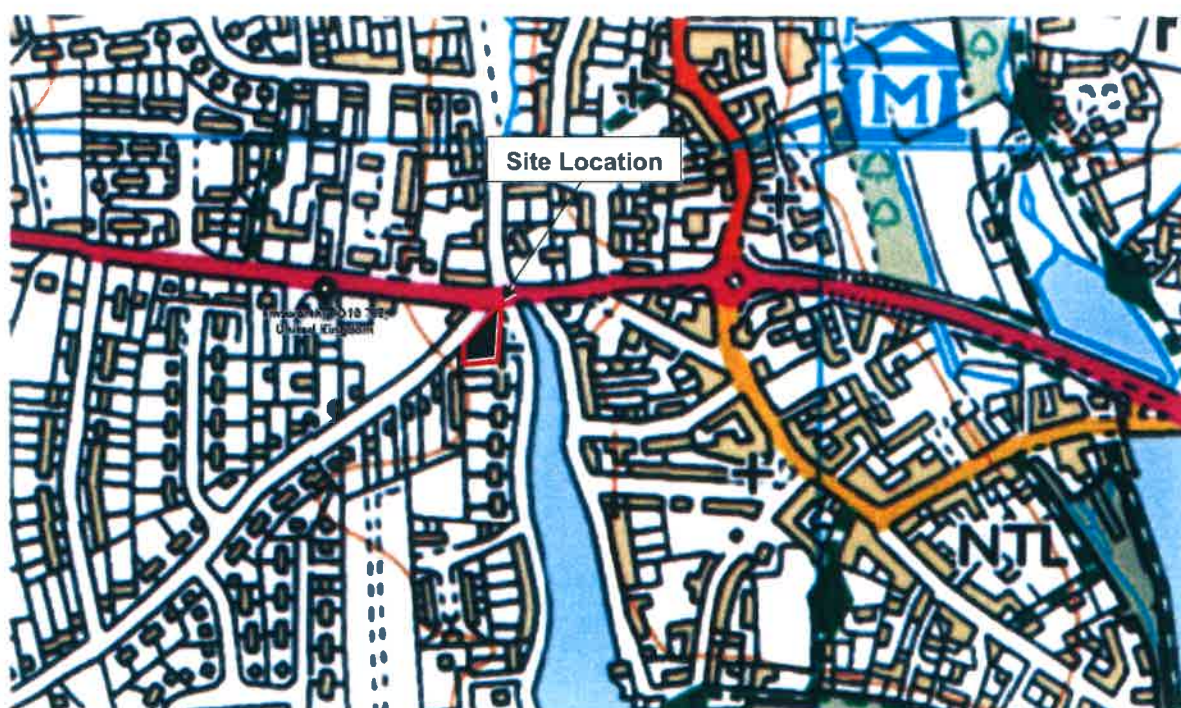
GROUNDWATER

The nearest BGS historic borehole record found surface water level at 1.2m below ground level (bgl), with groundwater level found at between 1.0m and 2.0m bgl at three other nearby boreholes.

INITIAL SURFACE WATER DRAINAGE STRATEGY

The soil that is underlying the site is likely to be clay based and therefore unlikely to support infiltration methods of drainage.

The development area has a general fall to the north towards Havant Road and the Slipper Mill Pond and it can be considered to be the receptor for surface run off.



Extract from Ordnance Survey Map

Discharge to the Slipper Mill Pond via the public drainage network will need to be restricted to match (or closely match) the existing runoff rate, as close as possible to greenfield rates.

As the development proposed is only a change of use, it is likely no additional drainage requirements will be required other than any that would ensure safe use and safe access and egress to the building.

MITIGATION REQUIREMENTS

In order to ensure that the development was safe for use as a residential property, flood protection measures such as flood barriers would be required, as well as further mitigation including internal flood proofing of the ground floor and a flood plan, to include a flood warning system and flood evacuation plan to ensure safe access and egress.

It would be at the discretion of the local planning authority to determine whether proposed flood mitigation measures were sufficient to protect against the assessed flood risks.



INITIAL ASSESSMENT OF CONSTRAINTS

The initial constraints identified relating to drainage and flood risk are summarised below;

- Tidal and Fluvial Flooding

The Flood Maps for Planning show that generally the development area is primarily within Flood Zone 2 and 3. Residential development within Flood Zone 2 is considered acceptable, whilst an Exception Test would be required to be passed for residential development within Flood Zone 3.

However, as the development is only for a Change of Use a Sequential Test and Exception Test would not be required. The local planning authority will however consider what changes of use are acceptable with regard to the National Planning Policy Framework and taking into account the Strategic Flood Risk Assessment. This is likely to depend on whether developments can be designed to be safe and that there is safe access and egress.

In order to ensure that the development is safe for the lifetime of the development and that there is safe access and egress, the site would need to be protected up to a design event (1 in 200 year) with appropriate flood resistance and flood resilience measures as well as access route considerations for up to the year 2070 (considering a design life of 60 years).

Flood mitigation would be required in the form of flood protection measures to a height of 900mm from the finished floor level, as well as a robust flood plan including flood warning and flood evacuation measures. In addition, all habitable rooms (bedrooms) would need to be occupied on the first floor, above the design flood level.

- Surface Water flooding

The Long Term Flood Risk Maps show that the development area is at very low risk of flooding from surface water so at this stage this source of flooding does not appear to constrain the development.

- Ground water flooding

Groundwater levels were found to be between 1.0m and 2.0m below ground level in the vicinity of the site. Should development other than a Change of Use be considered then this will need to be investigated further.

- Existing Public Sewers

Public sewer records have not yet been obtained but if sewers are present, they are unlikely to constrain the development.

- Watercourse (Main River)

The adjacent watercourse is classified as Main River and is within the control of the Environment Agency. It is likely that they will wish to see a buffer zone of 8m from the top of the bank, should development other than a Change of Use be proposed. Any work within this zone would be subject to a Flood Defence Consent.

ENVIRONMENT AGENCY CORRESPONDENCE

Dan Lytton
RGP
2 West Barn
Norton Lane
Chichester
PO20 3AF

Our ref: SSD139355

Date: 02/09/2019

Dear Dan Lytton,

Enquiry Regarding Product 4 for Flood Risk Assessment for Fiscal House, 2 Havant Road, Emsworth, Hampshire, PO10 7JE.

Thank you for your enquiry which was received on 13 August 2019.

We respond to requests under the Freedom of Information Act 2000 and Environmental Information Regulations 2004. The information is attached.

The information on Flood Zones in the area relating to this address is as follows:

The site is in an area located within Flood Zone 2 and 3 as shown on our Flood Map for Planning (Rivers and Sea).

Note - This information relates to the area that the above named property is in and is not specific to the property itself as it is influenced by factors such as the height of door steps, air bricks or the height of surrounding walls. We do not have access to this information and is not currently used in our flood modelling.

Flood Zone definitions can be found at www.gov.uk/guidance/flood-risk-and-coastal-change#Table-1-Flood-Zones

Flood Defences

There are no formal raised flood defences in the vicinity of the site.

Model Information

The models used were Chichester 2D (Tidal) which was completed by JBA consulting in 2016 and JFLOW improvements (Fluvial) which was also completed by JBA consulting in 2009. Please see attached JFLOW caveat.

Flood History

We hold no record of flooding events affecting this site, but a nearby area was previously flooded in 1989 and 2010 (Flood Event Codes: 2109 and 3598).

Please note our records are not comprehensive and may not include all events. I recommend contacting the Lead Local Flood Authority, **Hampshire County Council** or the Local Authority, **Havant District Council** for a more comprehensive flood history check.

FRA advisory text

Name	Product 4
Description	Detailed Flood Risk Assessment Map for Fiscal House, 2 Havant Road, Emsworth, Hampshire, PO10 7JE.
Licence	Open Government Licence
Information Warning - OS background mapping	<i>The mapping of features provided as a background in this product is © Ordnance Survey. It is provided to give context to this product. The Open Government Licence does not apply to this background mapping. You are granted a non-exclusive, royalty free, revocable licence solely to view the Licensed Data for non-commercial purposes for the period during which the Environment Agency makes it available. You are not permitted to copy, sub-license, distribute, sell or otherwise make available the Licensed Data to third parties in any form. Third party rights to enforce the terms of this licence shall be reserved to OS.</i>
Attribution	Contains Environment Agency information © Environment Agency and/or database rights. Contains Ordnance Survey data © Crown copyright 2018 Ordnance Survey 100024198.

Data Available Online

Many of our flood datasets are available online:

- Flood Map For Planning ([Flood Zone 2](#), [Flood Zone 3](#), [Flood Storage Areas](#), [Flood Defences](#), [Areas Benefiting from Defences](#))
- [Risk of Flooding from Rivers and Sea](#)
- [Historic Flood Map](#)
- [Current Flood Warnings](#)

Please get in touch if you have any further queries or contact us within two months if you'd like us to review the information we have sent.

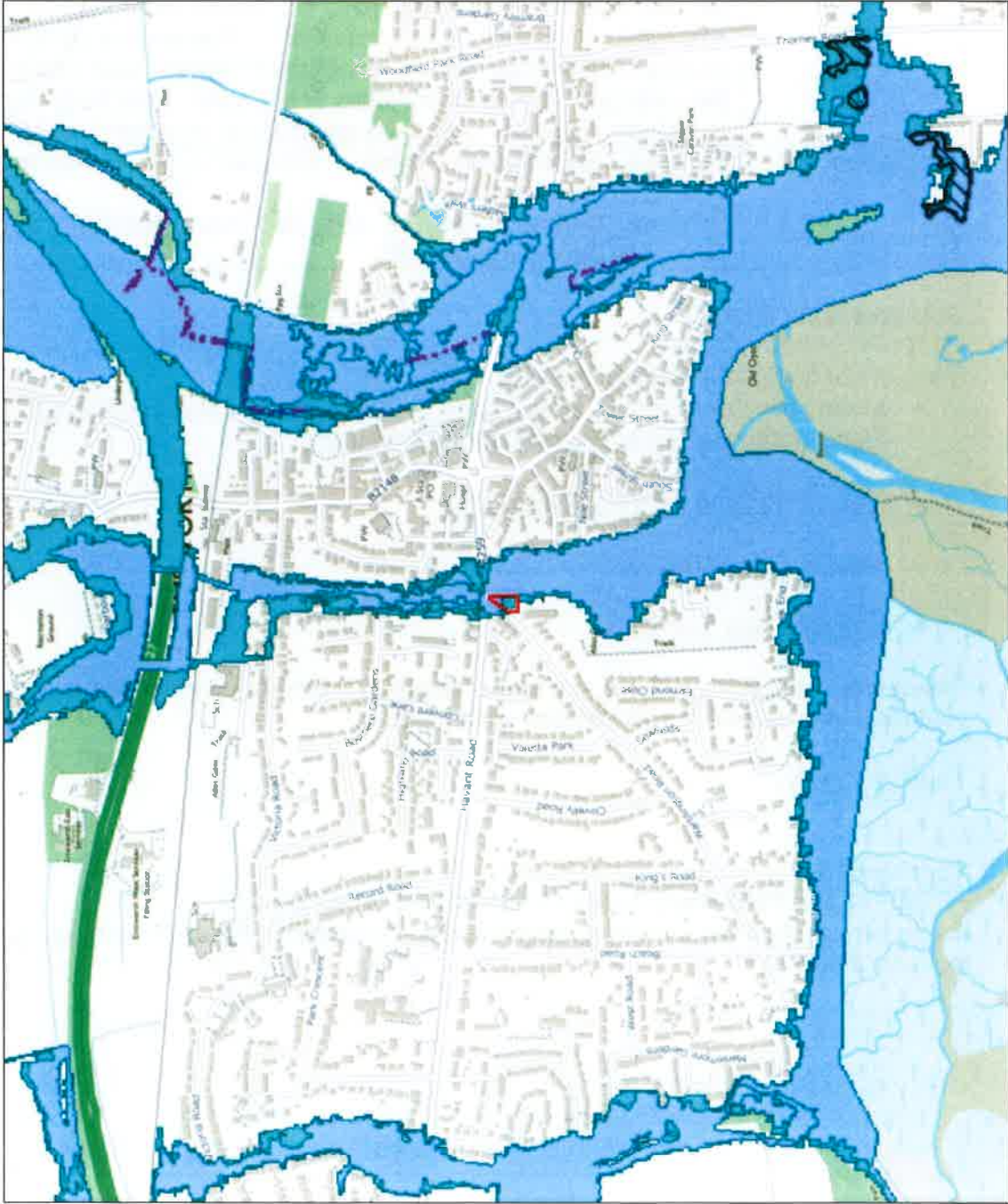
Yours sincerely,

Tom Lamboo

FCRM Officer, PSO West Sussex | Solent and South Downs

Environment Agency | Guildbourne House, Chatsworth Road, Worthing, West Sussex, BN11 1LD

Flood Map for Planning (Rivers and Sea). Centred PO10 7JE. Created 30/08/2019.



Scale 1: 10,000

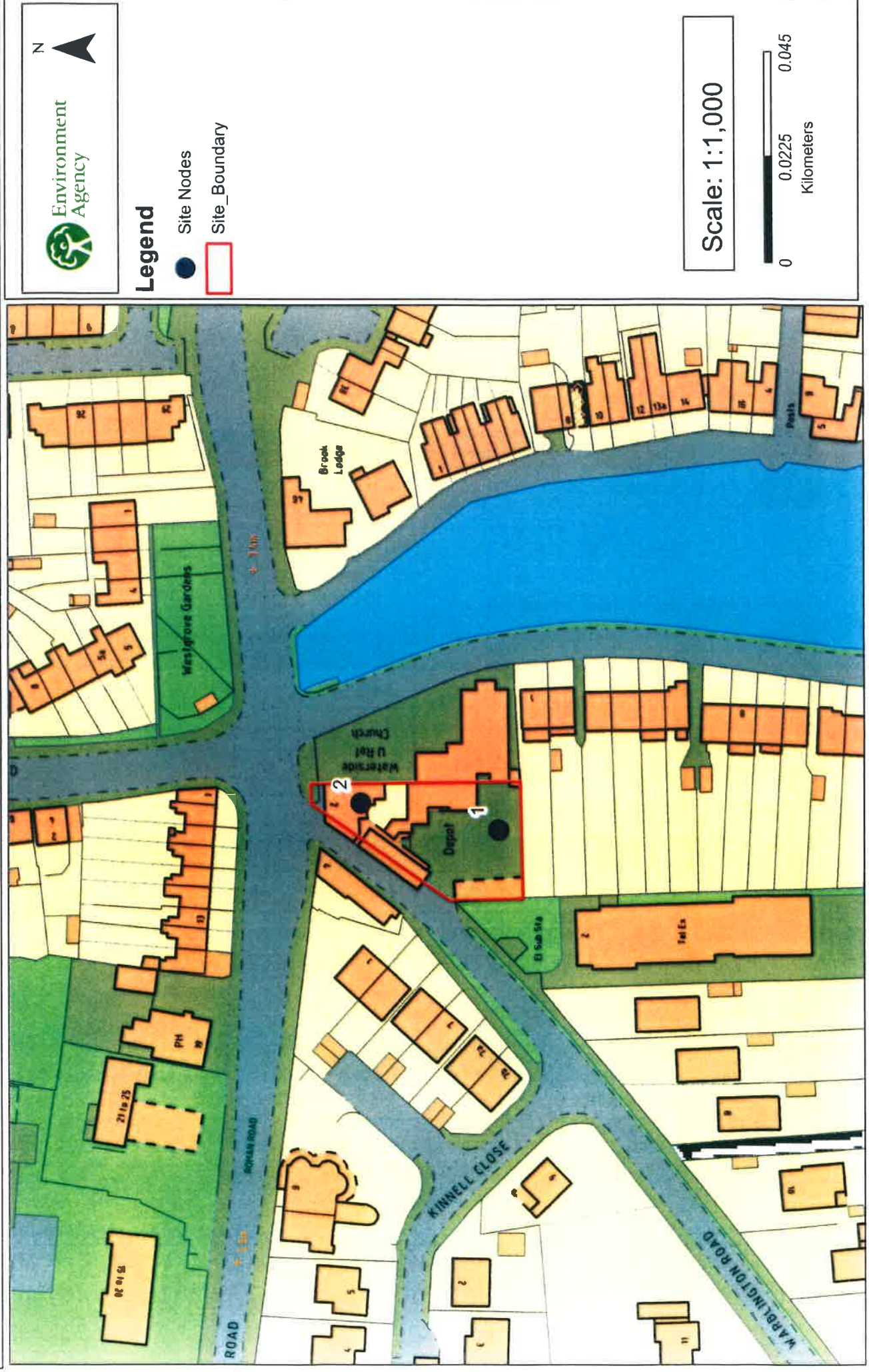
Flood Map for Planning (Rivers & Sea)

- Defences
- Flood Storage Areas
- Areas benefiting from flood defences
- Flood Zone 3
- Flood Zone 2

Flood Map Areas (assuming no defences)
Flood Zone 3 shows the area that could be affected by flooding:

- from the sea with a 1 in 200 or greater chance of happening each year
- or from a river with a 1 in 100 or greater chance of happening each year.

Flood Zone 2 shows the extent of an extreme flood from rivers or the sea with up to a 1 in 1000 chance of occurring each year.



Product 4 Flood Risk Data Requested by: RGP
Site: Fiscal House, 2 Havant Road, Emsworth, Hampshire, PO10 7JE

Table 1: Water Levels: Fluvial Undefended

Node Ref	NGR		Modelled Flood Levels in Metres AOD
	Eastings	Northings	Undefended Annual Exceedance Probability
			0.1%
1	474713	105829	-
2	474719	105858	3.30

Table 2: Water Levels: Tidal Undefended

Node Ref	NGR		Modelled Flood Levels in Metres AOD			
	Eastings	Northings	Undefended Annual Exceedance Probability			
			0.5%	0.5% (2070)	0.5% (2115)	0.1%
1	474713	105829	-	3.97	4.58	3.68
2	474719	105858	3.50	3.97	4.58	3.68

Table 3: Water Levels: Tidal Defended

Node Ref	NGR		Modelled Flood Levels in Metres AOD			
	Eastings	Northings	Defended Annual Exceedance Probability			
			0.5%	0.5% (2070)	0.5% (2115)	0.1%
1	474713	105829	-	3.96	4.61	-
2	474719	105858	3.48	3.96	4.61	3.61

Table 4: Water Depths: Fluvial Undefended

Node Ref	NGR		Modelled Flood Depths in Metres
	Eastings	Northings	Undefended Annual Exceedance Probability
			0.1%
1	474713	105829	-
2	474719	105858	0.02

Table 5: Water Depths: Tidal Undefended

Node Ref	NGR		Modelled Flood Depths in Metres			
	Eastings	Northings	Undefended Annual Exceedance Probability			
			0.5%	0.5% (2070)	0.5% (2115)	0.1%
1	474713	105829	-	0.38	0.99	0.10
2	474719	105858	0.35	0.83	1.44	0.54

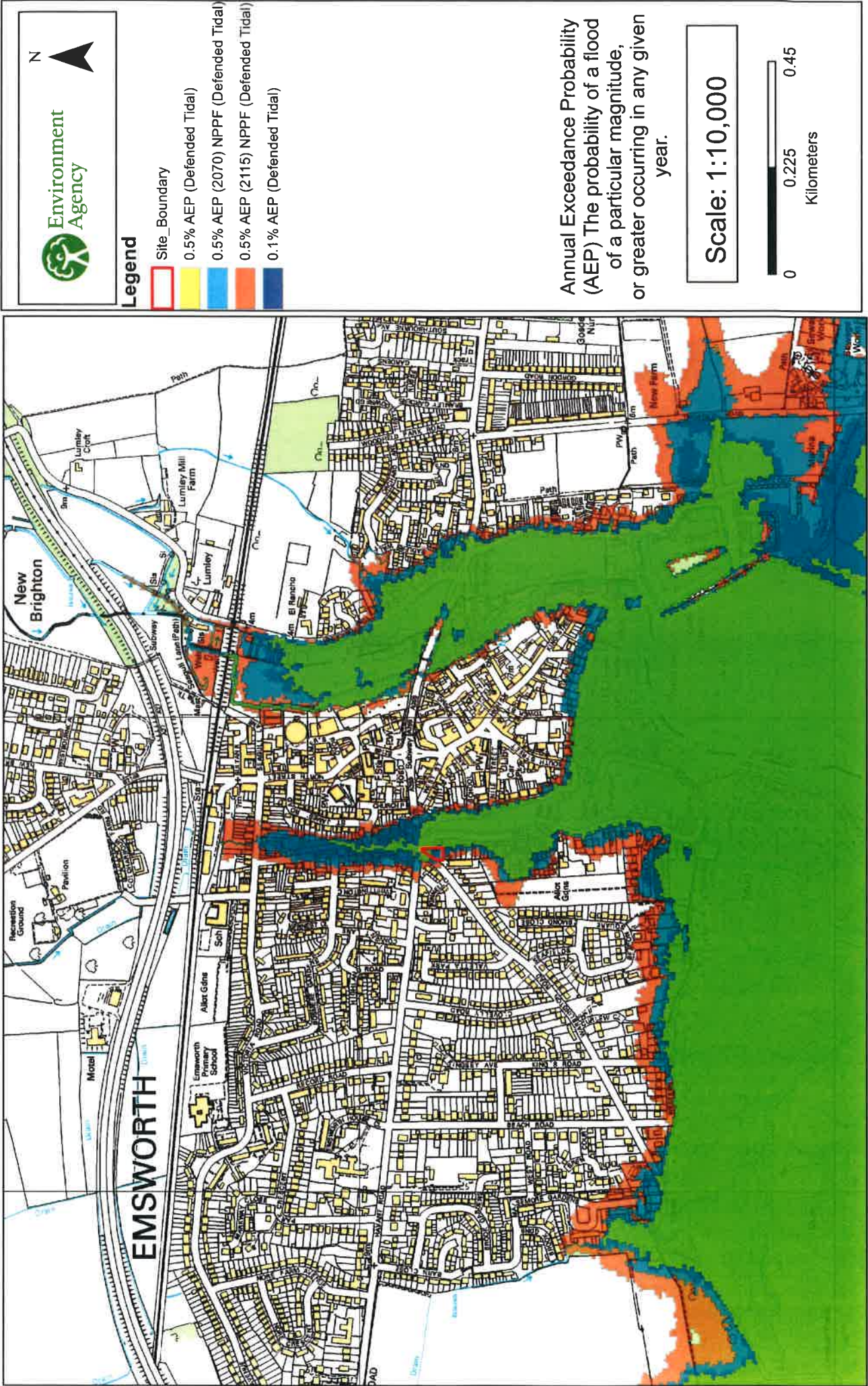
Table 6: Water Depths: Tidal Defended

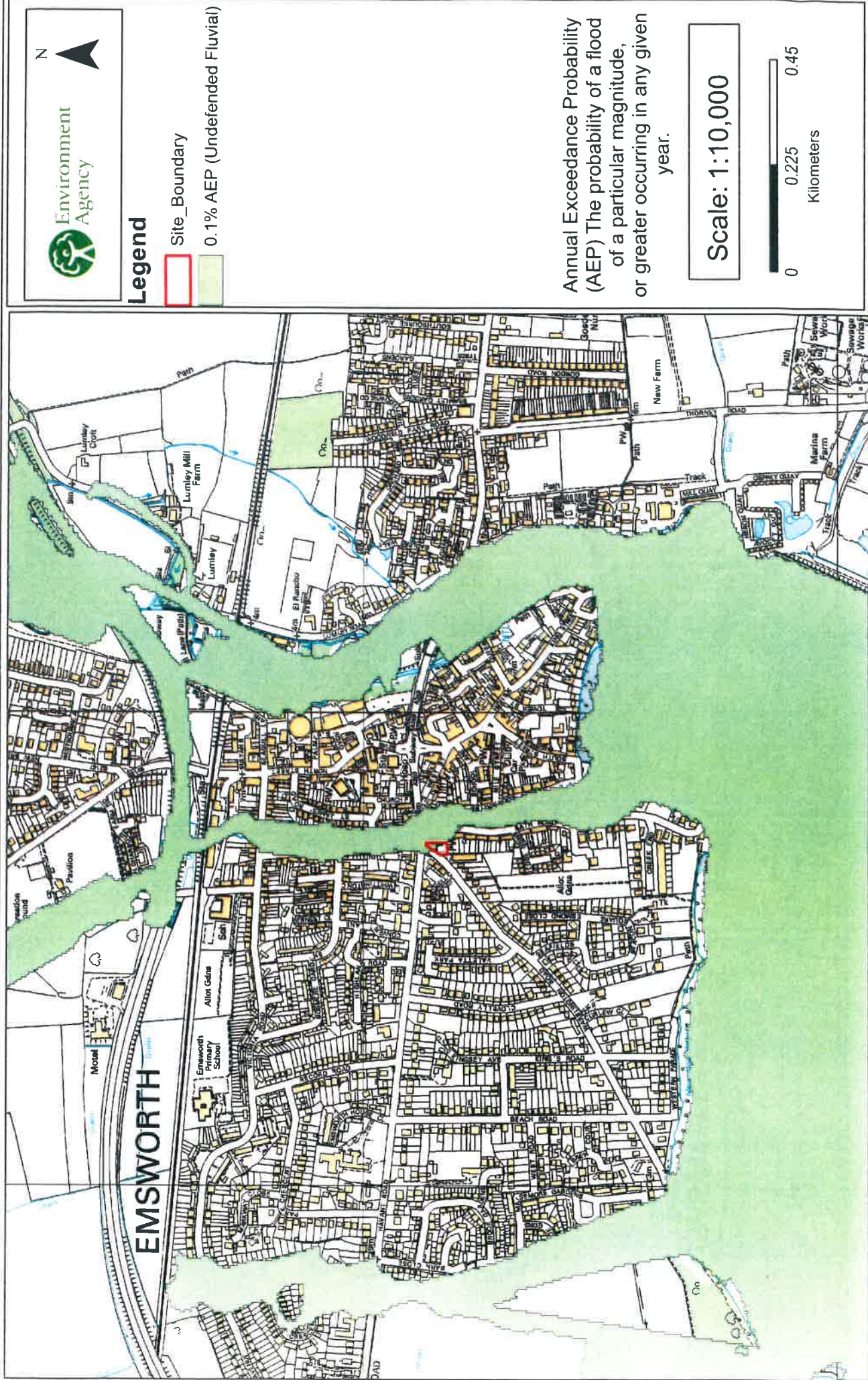
Node Ref	NGR		Modelled Flood Depths in Metres			
	Eastings	Northings	Defended Annual Exceedance Probability			
			0.5%	0.5% (2070)	0.5% (2115)	0.1%
1	474713	105829	-	0.37	1.02	-
2	474719	105858	0.34	0.82	1.47	0.47

All levels taken from: Chichester 2D (Tidal), JFLOW Improvements (Fluvial)

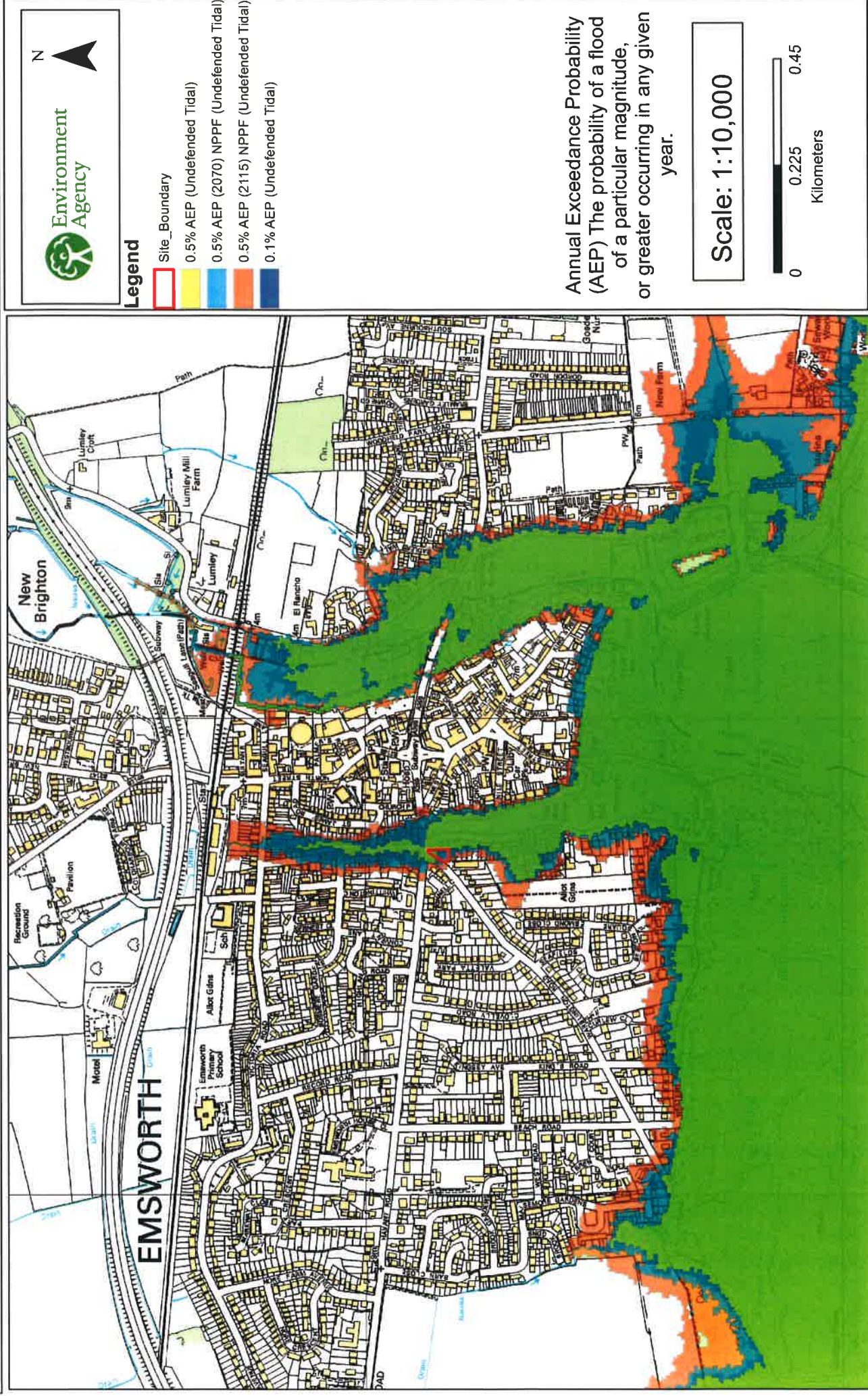
Produced on: 02/09/2019

There is no additional information or health warnings for these levels/depths or the model from which they have been produced.

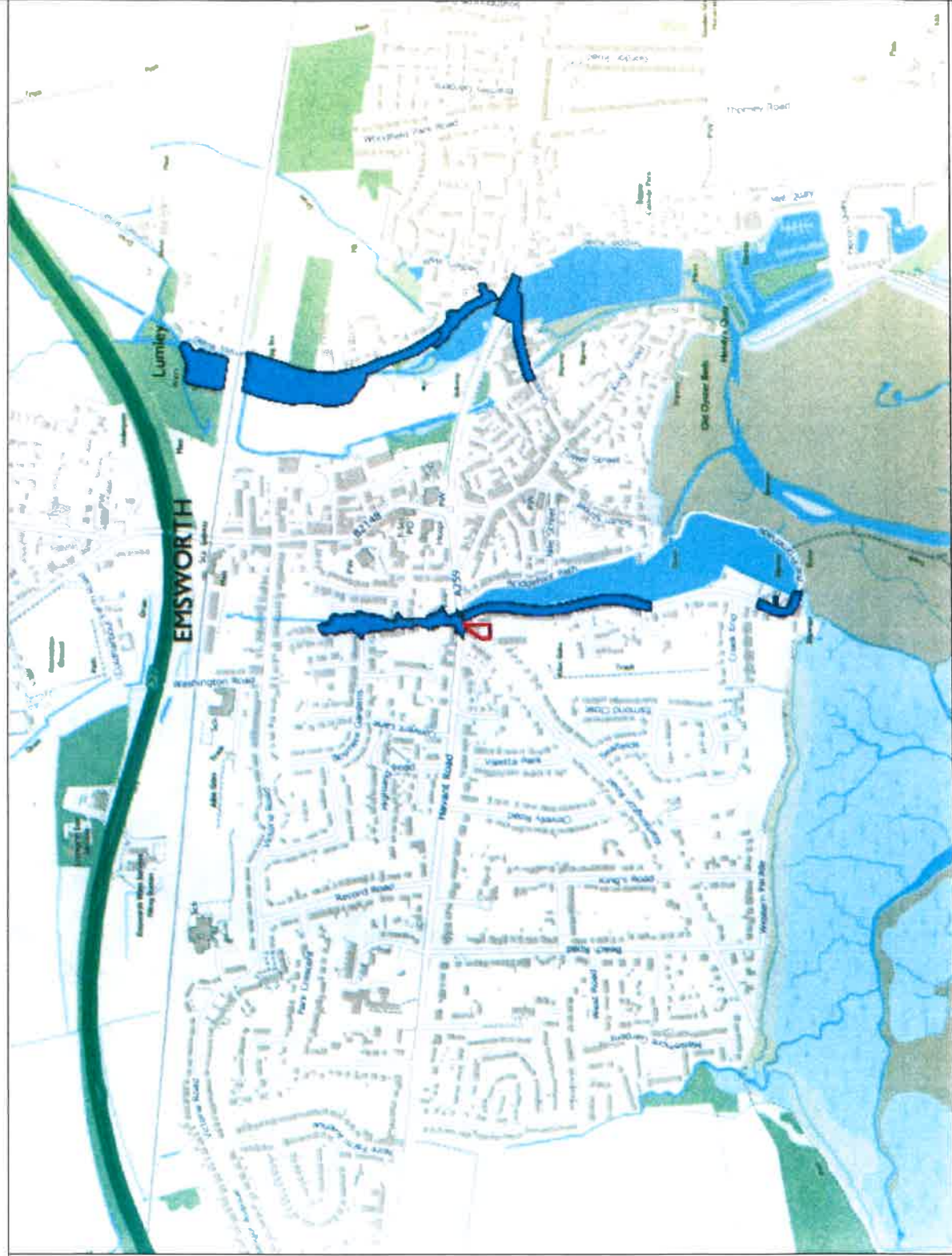




Modelled Flood Outlines (Undefined Tidal). Centred PO10 7JE. Created 30/08/2019.



Recorded Flood Outlines. Centred PO10 7JE. Created 30/08/2019.



Legend

-  All recorded flood outlines



Risk of flooding from Surface Water. Centred PO10 7JE. Created 30/08/2019.



Scale 1:10,000

N
W E
S

Likelihood of flooding from Surface Water

High ($\geq 3.3\%$)
Medium (3.3% - 1%)
Low (1% - 0.1%)
Very Low

Likelihood of flooding from Surface Water

High: Greater than or equal to 3.3% (1 in 30) chance in any given year

Medium: Less than 3.3% (1 in 30) but greater than or equal to 1% (1 in 100) chance in any given year

Low: Less than 1% (1 in 100) but greater than or equal to 0.1% (1 in 1,000) chance in any given year

Very Low: Less than 0.1% (1 in 1,000) chance in any given year

This information is shown on the Risk of Flooding from Surface Water map on our website.

PROPERTY PARTICULARS

TO LET

Town Centre Offices

1,390 sq ft (129.13 sq m)

Car parking
Close to waterfront and local amenities



**Fiscal House,
2 Havant Road, Emsworth, PO10 7JE**

Harbour Lights, Maritime Walk, Ocean Village,
Southampton, SO14 3TL

www.keygrove.com

Keygrove is the trading name of Keygrove Commercial Limited

Subject to Contract

These particulars, the descriptions and the measurements herein do not form part of any contract and whilst every effort has been made to ensure accuracy this cannot be guaranteed



Fiscal House, 2 Havant Road, Emsworth, Hampshire, PO10 7JE

LOCATION	The property is located on the main road running East West through Emsworth, just to the West of the town centre. Access into the private car park is from Warblington Road.		
DESCRIPTION	Town centre 2 storey offices subdivided into individual office and meeting rooms. There is access directly from the car park where there are spaces for at least 12 cars. The offices have fluorescent strip lighting, gas central heating and fitted carpets. Ladies & gents WC's and a kitchen are on the ground floor and these are shared with one other occupier. There is a separate storage building accesses from the car park. Please note that the office fronting Havant Road is in separate occupation.		
ACCOMMODATION	Approximate IPMS3 (net internal) floor area		
	10 offices/store rooms ranging from 22 – 228 sqft (2.03 – 21.16 sqm)		
	Total	1,390 sq ft	129.13 sq m
TERMS	The premises are available on a new full repairing and insuring lease at an initial rent of £20,000 per annum exclusive.		
RENT	£20,000 per annum		
SERVICE CHARGE	There is a service charge payable in respect of this property to cover the shared central heating, gas, electric, water, intruder alarm, maintenance of common parts and external repairs. Further information is available on request.		
RATES	The property currently has multiple rating assessments and will need to be re-assessed.		
EPC	EPC rating D94. A copy of the EPC is available on request.		
LEGAL COSTS	Parties to pay their own legal costs.		
VAT	We are advised that VAT will not be payable.		
VIEWING	Strictly by appointment through sole agents KEYGROVE CHARTERED SURVEYORS		
	Andrew Archibald	023 8083 5961	ada@keygrove.com



Guidance is provided to parties involved in any transaction by way of the Code for Leasing Business Premises which is available online at https://www.rics.org/globalassets/code-for-leasing_ps-version_feb-2020.pdf

The mention of any appliances and/or services within these sales particulars does not imply they are in full and efficient working order.

Measurements are made in accordance with the code of Measuring Practice issued by the Royal Institution of Chartered Surveyors.

Whilst we endeavour to make our sales details accurate and reliable, if there is any point that is of particular importance to you, please contact the office and we will be pleased to check the information. Do so particularly if contemplating travelling some distance to view the property.

Misrepresentation Act 1967 - Whilst all the information in these particulars is believed to be correct, neither the agents nor their client guarantees its accuracy nor is it intended to form part of any contract. All areas quoted are approximate.

Finance Act 1989 - Unless otherwise stated, all prices and rents are quoted exclusive of Value Add Tax (VAT). Any intending purchasers or lessees must satisfy themselves independently as to the incidence of VAT in respect of any transactions.

The attached Ordnance Survey Extract is to identify the site mentioned in these marketing particulars. The surrounding area may have changed since it was produced and, therefore, may not be an accurate reflection of the area around the property's boundaries. Licence Number 100033966



Date: 17-Feb-21 File Ref: 3728

Subject to Contract

Regulated by RICS



Our Ref: 3728
e-mail: lu@keygrove.com
Mobile: 07388 949740
Direct Dial: 023 8063 5333



Harbour Lights, Maritime Walk,
Ocean Village,
Southampton, SO14 3TL

23 September 2021

Edward Caush & Associates Architects
11 Southdown Road
Cosham
Portsmouth
PO6 2EB

Attn: Edward Caush

Dear Edward,

FISCAL HOUSE, 2 HAVANT ROAD, EMSWORTH, PO10 7JE



I refer to our instructions from our mutual client Paul & Elaine Munday Property Rentals to market the above property to lease and you have requested a marketing report to explain the marketing we have carried out to date and the results.

Marketing Instructions

We inspected the property on 11 February 2021. We wrote to the client on 17 February with our Terms of Business which were duly signed and returned on 26 February 2021.

We agreed an initial marketing budget of £585 plus VAT to cover internet advertising and a marketing board. These costs were invoiced on 26 February.

Tel: 023 8063 5333

www.keygrove.com

Property Management - Valuation - Agency - Development - Rent Reviews - Lease Consultancy - Investment Acquisition - Sales - Lettings - Expert Witness - Business Rates - Service Charges - Fire Insurance Valuations Viability Studies - Motor Trade - Ground Rents



Richard Reeves BSc MRICS APACWE & G M (Incorporated ASg) (Member MRICS) & J M (Incorporated ASg) (Member MRICS)

KEYGROVE is the trading name of KEYGROVE COMMERCIAL LIMITED Registered in England No. 4119679 Registered Office: 100A Parkway, Ashley, Southampton, Hampshire, PO14 3TL

Regulated by RICS

Marketing Particulars

Marketing particulars were prepared offering the premises on a new full repairing and insuring lease at an initial rent of £20,000 per annum exclusive. This equates to £14.38/sqft per annum which we believe to be competitive in the current climate. Please find attached marketing details.

Marketing

We have carried out the following marketing

Internet: The property is currently listed on the following websites and has been throughout our marketing:

Keygrove Chartered Surveyors <https://www.keygrove.com/property-search-agency-pilot/>

Rightmove Commercial <https://www.rightmove.co.uk/commercial-property-to-let/property-103592804.html>

Propertylink <https://propertylink.estatesgazette.com/property-details/6693989-fiscal-house-havant-road-emsworth-hampshire-po10>

Nova Loca <https://www.novaloca.com/office-space/to-let/emsworth/fiscal-house-2-havant-road/198994?search=true>

Zoopla https://www.zoopla.co.uk/to-rent/commercial/details/57861156/?search_identifier=da690885e83109cee1861d0e17121146

Estate Agents Clearing House

Mailing: The property was matched to applicants on Keygrove's database and 61 applicants were mailed with the marketing details on 05 March 2021.

Marketing Board: In addition to the online marketing a board was erected on the building on 16 March 2021. Please see photo below



Response to marketing

In addition to our initial mailing, to date we have received a further 10 requests for marketing details as a result of our marketing. Domino's Pizzas were interested in applying for planning permission for a pizza takeaway. A second-hand car sales business enquired about using the car park for car sales with associated offices. We also received some further enquiries relating to the layout of the property and whether the landlord was able to split the premises into more than one office suite but the internal layout does not suit multiple occupation.

Viewings

We have only carried out 1 viewing as follows:

4th May 2021 – Dominos Pizza. This tenant would have been keen to take the premises for a pizza takeaway restaurant subject to planning which was not a suitable option for our client.

Offers Received

We have not received any rental offers for the property apart from Domino's Pizza on a subject to planning basis only.

Conclusion

The office market is particularly unstable at present, we believe as a result of Covid, and the internal layout of this property is poorly suited to modern working practice. Enquiries for this particular property from business occupiers have been very limited and despite the lifting of Covid restrictions enquiries for all office property are slow.

I trust this provides the information you require, and we look forward to being of further assistance.

Yours sincerely



Lauren Udall DipSurvPract AssocRICS
Surveyor