

Richard Nash Esq.,
Planning Officer,
Development Control,
Havant Borough Council,
Public Service Plaza,
Civic Centre Road,
Havant,
Hants PO9 2AX.

6th September 2013.

Dear Mr Nash,

Marketing of the Former Doctors Surgery, 2 Padnell Road, Cowplain:

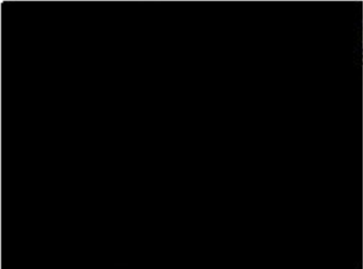
I have been instructed to confirm how we conducted the marketing of the above premises on behalf of our client, Mr Fasu Miah, and would set out our comments as follows:

In April/May 2012 the above premises were first brought

to the market by Clive Emson, Auctioneers. After no less than three months exposure my client successfully acquired the premises. Subsequently, my firm was instructed to prepare a full marketing campaign, to include use of the internet.

We inspected in August, and commenced marketing in early September, some 12 months ago.

During that time, we circulated our illustrated particulars, a copy of which I attach, to all our applicants and the more active commercial property agents within a thirty mile radius (of Cowplain).

ails to our web-site, plus the Southampton and Portsmouth Property Registers.

We also erected a To Let board adjacent to the building in early October.

We conducted a good number of inspections, details of which I outline briefly below:

Julie Hobbs – Care Home operator – 9th January 2013,
Richard Dallas – Snooker Hall operator – 22nd January 2013,
Mrs Startin – Office administration – 22nd February 2013,
Nick Houghton – Pegasus Childcare – 19th March 2013,
Steve Minion – Ashley House – 27th March 2013,
Tina ? – Hypnotherapy – 1st May 2013,
Lucy Richmond – 20th July 2013,
Steve Hurry – Dance Hall operator – 31st July 2013.

I trust this illustrates the current position as regards the marketing of these premises, although if there are any areas that need further elaboration please let me know.

Kind regards,
Yours sincerely,

James A.N. Scott FFb.,
Newton Scott.

Encl.

Kind regards,

NEWTON SCOTT

COMMERCIAL PROPERTY AGENTS

35 Carlton Crescent • Southampton • Hampshire • SO15 2EW

Telephone: 023 8033 7033 • Email: info@newtonscott.com

Web: www.newtonscott.com

THE FORMER COWPLAIN FAMILY PRACTICE



**2 PADNELL ROAD, COWPLAIN, WATERLOOVILLE,
HAMPSHIRE PO8 8DZ**

**Ideal for alternative uses such as Dentist or Medical Surgery,
or other Community uses, or possibly Offices, subject to planning.**

DESCRIPTION

This building comprises a detached single storey property, superficially in sound order throughout, although it is in need of cosmetic attention and general up-grading to most areas, and the landlords have agreed to acknowledge this.

The accommodation is arranged principally as a number of varying sized rooms either suitable for general or private offices, but capable of rearrangement subject to the usual consents (from the landlords).



FLOOR AREAS

The building's internal measurements are 68'8" in length and some 29'3" in width, thus making an approximate floor area of 2,009 square feet.

All floor areas are approximate and have been measured in accordance with RICS Code of Practice on a gross internal basis.

TERMS

- Lease:** A new lease will be offered on a full repairing and insuring basis for a period by agreement, ideally for three or more years.
- Rent:** £20,000 per annum exclusive payable quarterly in advance.
- Rates:** To be reassessed, we understand.
- Occupation:** Consent to use the premises for alternative purposes will require a change of use.
- Legal costs:** Each party will be responsible for their own legal expenses.

VIEWING & FURTHER INFORMATION

Strictly by appointment with the lessor's sole letting agents, Newton Scott, tel: 023 8033 7033.

LOCATION

This is the former Cowplain Family Practice premises, well established but now outgrown and recently closed. The building is conveniently located at the junction of Padnell Avenue and only a few paces from the busy shopping on London Road (A3).

The A3 dual carriageway (junction 3) is less than 1 mile away, allowing quick and easy access to parts of the Solent and Southampton via the national road network. London is about 65 miles distant.

Energy Performance Certificate

Non-Domestic Building

HM Government

2, Padnell Road
WATERLOOVILLE
PO8 8DZ

Certificate Reference Number:
0698 2685 5030 7300 5203

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building, one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website: www.communities.gov.uk/egb08

Energy Performance Asset Rating



Technical Information

Main heating fuel: Gas (LPG/Propane)
Building environment: Heating and Natural Ventilation
Total useful floor area (m²): 188
Building compliance (RDS level): 2
Building emission rate (kgCO₂/m²): 12.5

Benchmarks

Buildings similar to this one could have ratings as follows:
3.1 # newly built
1.0 # typical of the existing stock

Green Deal Information

The Green Deal will be available from late this year. To find out more about how the Green Deal can make your property greener to run, please call 0800 1 123 1234.

CODE OF PRACTICE FOR COMMERCIAL LEASES IN ENGLAND & WALES
The landlord has regard to the recommendations of the voluntary code of practice for commercial leases in England & Wales. If you are professionally represented, you should ask your adviser for a copy. Alternatively, the document can be found at www.commercialleasescode.co.uk, or obtained from the Royal Institution of Chartered Surveyors, telephone number 020 7334 3806.

Misrepresentation Act 1967: Newton Scott Commercial Property Agents, for themselves and for the Vendor, Lessor or Landlord of this property for whom they act, give notice that:

- These particulars have been produced in good faith and are a general outline only for the guidance of prospective purchasers or lessees and do not constitute the whole or any part of an offer or contract.
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Guide: £80-100,000

FORMER SURGERY WITH CONVERSION POTENTIAL**2 Padnell Road, Cowplain, Waterlooville, Hampshire, PO8 8DL**

■ Situated on the junction of London Road and Padnell Road and with good access to local shops and amenities this former GP's surgery is now in need of modernisation and refurbishment.

The property is currently arranged as consultation rooms, offices, communal facilities and four parking spaces, but it is considered the surgery offers great potential for conversion to form either a single detached dwelling or possibly a pair of semi-detached bungalows, subject to all necessary consents being obtainable.

Interested applicants are advised to make their own enquiries with the Local Planning Authority, the Havant Borough Council, Civic Offices, Civic Centre, Havant, Hampshire, PO9 2AX. Tel: 023 9247 4174.

■ **Accommodation**

Lobby with electric cupboard, reception room, W.C., kitchen and W.C., office, treatment room, office/storeroom, four consultation rooms and computer room/office.

■ **Outside**

Parking area and surrounding garden area.

■ **Freehold with Vacant Possession**

Viewing By Arrangement With

Clive Emson
 LAND AND PROPERTY AUCTIONEERS

0845 6001265

Property Contact

Rob Marchant/Dave Henwood

**Auction Property Insurance**

If you're buying a property at auction, it's essential to put insurance cover in place after the gavel falls.

Towergate Insurance are property insurance specialists and will be there on the day of the auction to offer advice and insurance solutions for:

- Residential or commercial properties
- Standard and non-standard construction
- Cover for property developers
- Unoccupied properties
- Portfolios or individual risks
- Contractors all-risks

Contact Chris Barnes for a quote or for more information:

Call: **0844 980 6846**

Email: **chris.barnes@towergate.co.uk**



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