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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).

We added the details to our web-site, plus the Southampton and Portsmouth Commercial Property Registers.

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

We received a reasonable number of enquiries and conducted several inspections, details of some of the more interested parties 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,

NEWTON SCOTT

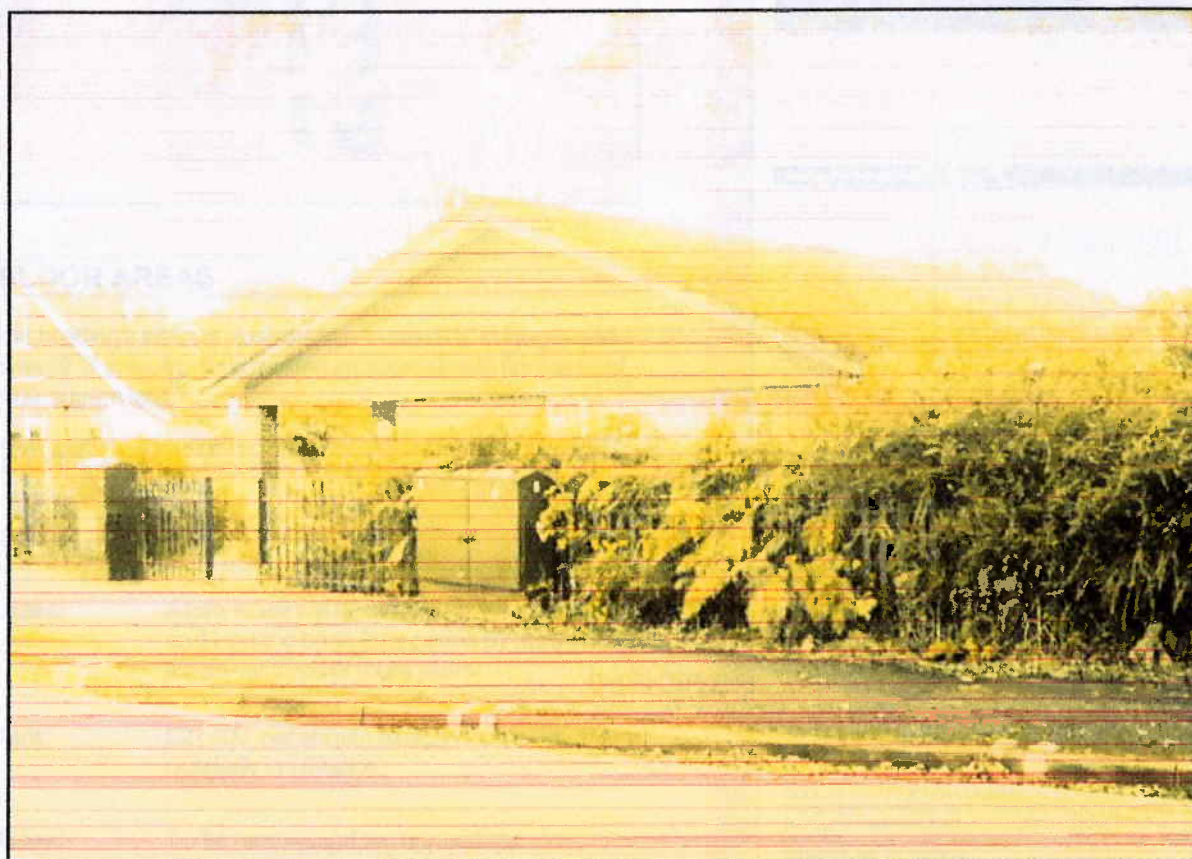
COMMERCIAL PROPERTY AGENTS

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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 & P: 0238033 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 within about 1.5 miles allowing quick and easy access to all parts of the Solent Region and further afield via the national motorway network. London is about 65 miles distant.

Energy Performance Certificate Non-Domestic Building

HM Government

2, Padnell Road
WATFORD, Herts
WD17 2JZ

Certificate Reference Number:
00000000000000000000

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, lighting and lighting systems. The rating is compared to

existing buildings. The rating is shown on the Energy Performance Certificate (EPC) and is available on the public register.

Energy Performance Asset Rating



13 MAR 2014

RECEIVED

Technical Information

Main heating system: Gas central heating
Building construction: Brick and timber frame
Total useful floor area (m²): 191
Building compliance with Part L: 1
Building compliance with Part S: 1

Benchmarks

Comparison with the best and worst performing properties in the same area:
Best: 13
Worst: 13

Green Deal Information

The Green Deal scheme provides a means of financing the energy efficiency improvements to buildings. The scheme is available to all buildings.

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.rics.org.uk or obtained from the Royal Institution of Chartered Surveyors, telephone number 020 7334 3806.

Management of the building is the responsibility of the landlord. The landlord is not responsible for the condition of the building or the condition of the premises.

- These particulars have been prepared in good faith and to the best of the landlord's knowledge.
- The landlord does not warrant, represent, or guarantee the accuracy of any description, dimensions, reference to condition or necessary permissions for the use and/or occupation and other details contained herein. Prospective purchasers or tenants must verify the facts on which they rely on their own responsibility.
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