

Havant Borough Council
Civic Offices
Civic Centre Road
Havant
PO9 2AX

15 Billett Avenue
Waterlooville
PO7 7SZ

Tuesday 10th September 2013

Dear Mr R Nash,

Here is the detail of the marketing of the property at 2 Padnell Road, Cowplain. In August 2012 Clive Emson, the commercial auctioneers, marketed the property in their auction catalogue. On 28th August 2012, it was also advertised in the local property guide.

I've also instructed Newton Scott, a commercial property agent, to market the property with a visible 'To Let' sign board which has been erected since September 2012. We have since had one enquiry from a Snooker Club, however for their personal reasons they weren't in a position to pursue.

We've also had an enquiry from a lady who explored the idea of turning it into an elderly day centre, however after hearing about the rateable value they have withdrawn their interest. A potential tenant is now available however they require a change of use to a Dance School and Bar. Both parties have agreed terms in principle and we are awaiting the change of use.

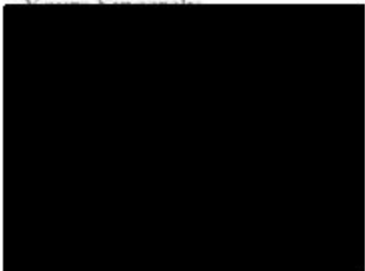
I have also approached the local dentist in Kings Road and the dental practice in Durley Avenue both in Cowplain though they both rejected the offer as they are happy with their current location. A similar proposal was made to the veterinary surgery behind the former HSBC in Cowplain though they have also declined the offer.

Over the pursuit within the past twelve months for a tenant that is looking for community use it has become evident that Cowplain has perhaps been exhausted of the need for further community facilities due to the vast number of them in the area. For example, Cowplain already boasts of a number of Dental Practices, a large Health Centre, a Veterinary Surgery, a Social Club, an Activity Centre as well as a Children's Nursery and Elderly Day Centre.

The property is currently still on the market with Newton Scott and I firmly believe that should I lose this potential tenant the property will be left unattended, vacant and therefore neglected. It could also potentially attract crime through vandalism.

Should you require any further assistance Newton Scott based in Southampton or myself would be happy to assist you.

Yours faithfully,



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