

Rachel Hill
Nathaniel Lichfield & Partners,
14 Regent's Wharf,
All Saints Street,
London
N1 9RL

22nd May 2012

Dear Rachel

SOUTH PARK COURT COMMERCIAL UNIT, HAVANT [NLP-DMS.FID17165]

Further to your request, I have outlined below the marketing of the ground floor commercial space within of this new mixed use development.

1. I was instructed by Red Square Developments back in 2006.
2. At that time, I commenced a search for an occupier for the whole development whilst planning was being obtained.
3. The marketing of the commercial space was delayed whilst the Council refined their planning brief for the site and Park Road South which was finally published.
4. In August 2009, we were approached by a developer to buy the site who would lease the site to Travelodge. This did not conclude.
5. Red Square obtained planning permission in April 2010
6. In the Summer 2010, I sought the approval of the client to commission a new brochure for the site which was completed that Autumn.
7. With the help of this brochure, further marketing was undertaken whilst the building was under construction including the insertion of an advert in the Estates Gazette – copy of which is attached.
8. In July 2011, one interested party was Topps Tiles who viewed the site and subsequently made an offer for 4,100 sq.ft.
9. In September 2011, an offer was received from Companion Care (Veterinary operator) for the remaining space of 2,000 sq.ft.
10. To coincide with the Practical Completion of the building, the brochure was updated in August 2012 including actual photos – this is attached.
11. The offers from Topps Tiles and Companion Care were withdrawn in January 2012 due to site & town specifics.
12. Despite this set back, I continued the marketing of the accommodation.
13. The client decided to appoint a joint agent, Harvey Spack Field to assist me in the marketing.
14. Interest was received from Beach Leisure in January 2012.
15. Heads of terms have now been agreed with Beach Leisure to take 2, 903 sq.ft. and solicitors are instructed to complete the letting.

Cont../d

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COMMERCIAL PROPERTY ADVISORS

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Associate: Richard Williams | Jimmy Bell MRICS | Consultants: Stephen Lansman | Peter Morgan FRICS MCIArb

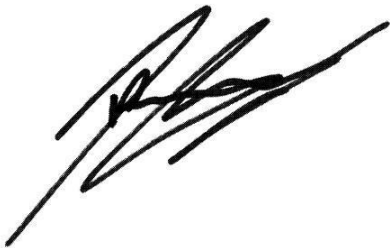
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We have been continuing to market the remaining 3,160 sq.ft. to various retailers including the likes of :

1. American Golf
2. Majestic Wine
3. Southern Coop
4. Sainsbury
5. Spar

I trust this marketing history will be of assistance but please do not hesitate to contact me if any of the above requires further explanation.

Yours sincerely



David England
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UCKFIELD A22

↓ PEVENSEY
EASTBOURNE
A259

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RETAIL OPPORTUNITIES



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PRIME SHOP LEASE FOR SALE

GROUND FLOOR SALES:
1,034 sq ft (96.06 sq m)
GROUND FLOOR STORAGE:
522 sq ft (48.49 sq m)
FIRST FLOOR STOCK:
641 sq ft (59.55 sq m)

STRATFORD UPON AVON
16 HIGH STREET, CV37 6AU

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Further information available

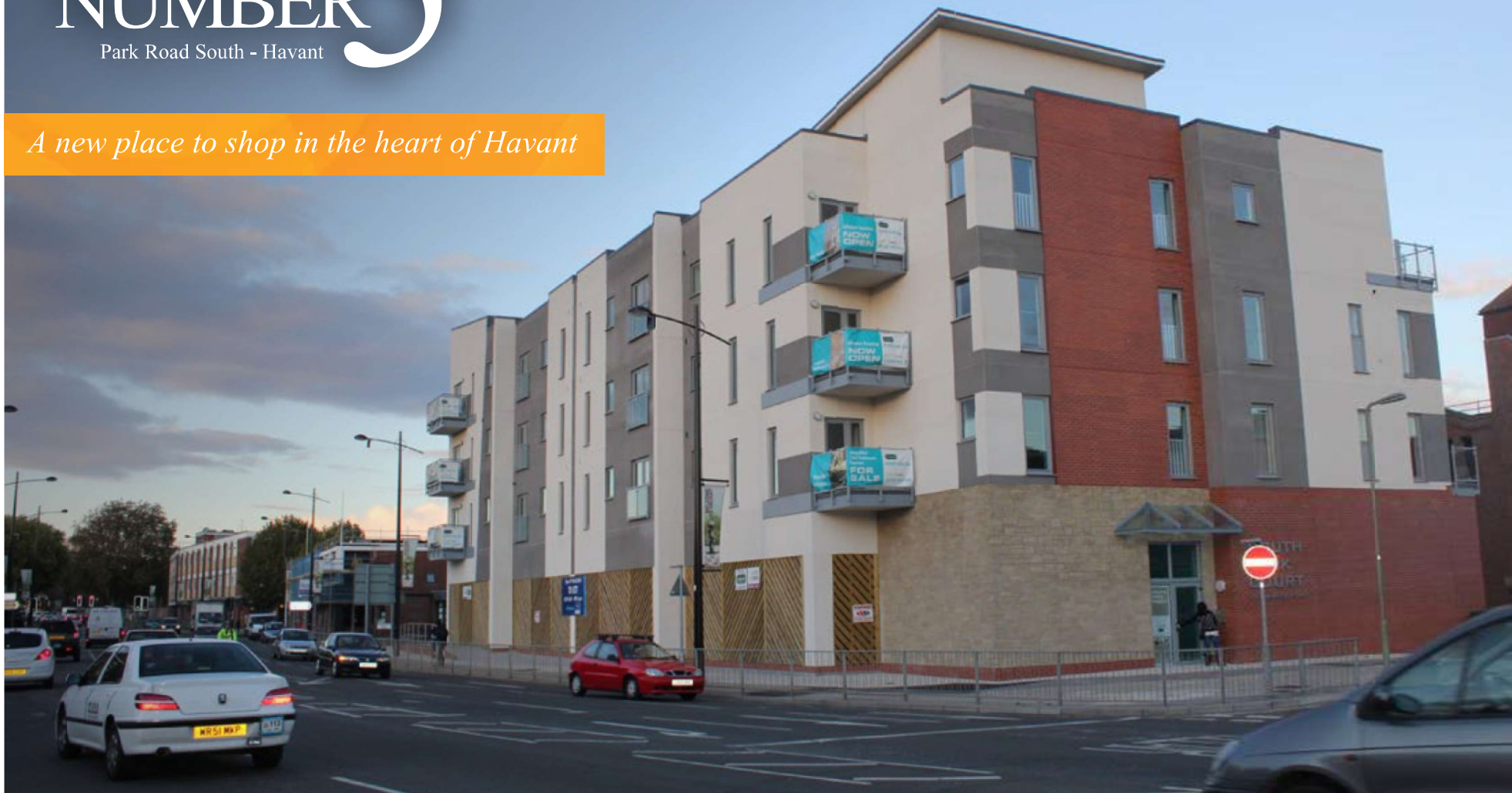
David England
david@ashwellrogers.com

Peter Morgan
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NUMBER 5

Park Road South - Havant

A new place to shop in the heart of Havant



halfords

PEACOCKS

next

SPORTSDIRECT.com

pets at home

LAURA ASHLEY

hobby
craft

NUMBER 5

Park Road South - Havant

To Let - A prime retail opportunity of 6,243 sq ft

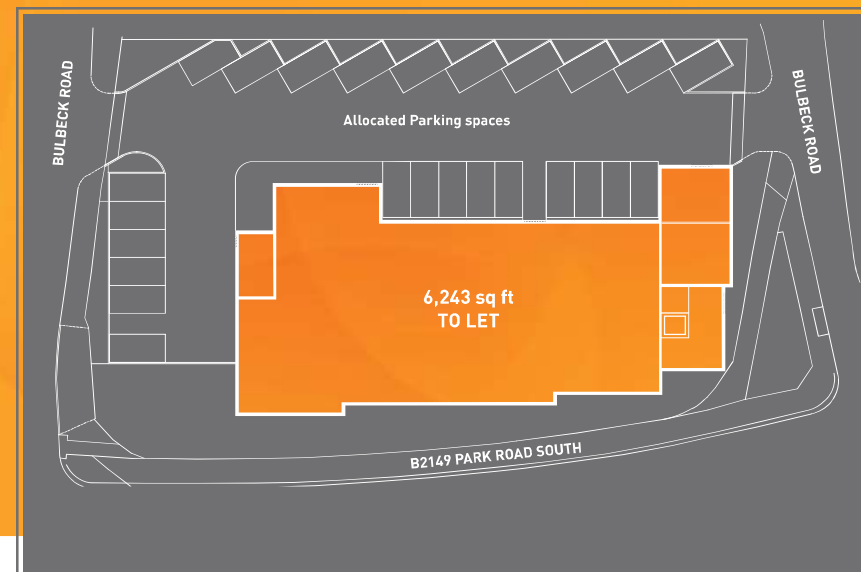
Open A1 including food

Sub division options available



Number 5 enjoys a highly visible location between the town centre where retailers such as New Look, Boots, WH Smiths, Wilkinsons, M&Co, Costa, Nero and Clarkes are to be found and the Solent Retail Park where Next, Pets at Home, Halfords, Hobbycraft, Sports Direct and Peacocks are located

Other notable developments nearby include the recently redeveloped Tesco Extra and Central Retail Park which has Wickes, Aldi, Dreams, Carphone Warehouse, Carpetright and KFC.





For further information please contact:



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Number 5 | Havant | Ref: 107110.001 / November 11

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