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By E-mail

Dear Rick

Re: 1a Mengham Road Hayling Island

Following our recent exchange of e-mails I have had a look at the proposed plans.

I understand that there have been observations regarding providing two larger flats rather than three smaller units.

I understand the larger flats would be circa 780 sq.m. with no parking or amenity space. However I do not believe that such large flats, in this location, above commercial space would be well received by the market or the end users. I feel this location to be more directed towards single occupation or a young couple both requiring a one bedroom style unit along the lines of an affordable starter home.

I do not believe that providing a larger unit which would otherwise accommodate a small family would be appropriate who would or should otherwise be accommodated in a house.

Hayling Island is certainly not an area where demand exists for office accommodation. Indeed, plenty of offices are made available in Havant where demand tends to gravitate for the locality. Indeed, where small offices are made available, the space is not taken up by local residents. This has been our experience with the extending marketing for the subject premises, both as a whole or in various parts and suites.

We do find there to be small offices situated as part of another commercial property which is sub-let. These in our experience do have any longevity in their lettings as the tenant who may ultimately require further accommodation are often best placed with the offices situated in the Havant Enterprise Centre, hence with better accessibility to the A27 and indeed for available staff.

I trust the above sets out all that is required for you purposes.

Yours sincerely

[redacted]

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