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Harbour Lights, Maritime Walk,
Ocean Village,
Southampton, SO14 3TL

25 February 2022

Edward Caush & Associates Architects
11 Southdown Road
Cosham
Portsmouth
PO6 2EB

Attn: Edward Caush

Dear Edward,

FISCAL HOUSE, 2 HAVANT ROAD, EMSWORTH, PO10 7JE



I refer to our instructions from our mutual client Paul & Elaine Munday Property Rentals to market the above property to lease and you have requested a marketing report to explain the marketing we have carried out to date and the results.

Marketing Instructions

We inspected the property on 11 February 2021. We wrote to the client on 17 February with our Terms of Business which were duly signed and returned on 26 February 2021.

We agreed an initial marketing budget of £585 plus VAT to cover internet advertising and a marketing board. These costs were invoiced on 26 February.

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Office: 3000A Parkway Whiteley Fareham Hampshire PO15 7FX

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Marketing Particulars

Marketing particulars were prepared offering the premises on a new full repairing and insuring lease at an initial rent of £20,000 per annum exclusive. This equates to £14.38/sqft per annum which we believe to be competitive in the current climate. Please find attached marketing details.

Marketing

We have carried out the following marketing

Internet: The property is currently listed on the following websites and has been throughout our marketing:

Keygrove Chartered Surveyors <https://www.keygrove.com/property-search-agency-pilot/>

Rightmove Commercial <https://www.rightmove.co.uk/commercial-property-to-let/property-103592804.html>

Propertylink <https://propertylink.estatesgazette.com/property-details/6693989-fiscal-house-havant-road-emsworth-hampshire-po10>

Nova Loca <https://www.novaloca.com/office-space/to-let/emsworth/fiscal-house-2-havant-road/198994?search=true>

Zoopla https://www.zoopla.co.uk/to-rent/commercial/details/57861156/?search_identifier=da690885e83109cee1861d0e17121146

Estate Agents Clearing House

Mailing: The property was matched to applicants on Keygrove's database and 61 applicants were mailed with the marketing details on 05 March 2021.

Marketing Board: In addition to the online marketing a board was erected on the building on 16 March 2021. Please see photo below



Response to marketing

In addition to our initial mailing, to date we have received a further 12 requests for marketing details as a result of our marketing. Domino's Pizzas were interested in applying for planning permission for a pizza takeaway. A second-hand car sales business enquired about using the car park for car sales with associated offices. We also received some further enquiries relating to the layout of the property and whether the landlord was able to split the premises into more than one office suite but the internal layout does not suit multiple occupation.

Viewings

We have only carried out 1 viewing as follows:

4th May 2021 – Dominos Pizza. This tenant would have been keen to take the premises for a pizza takeaway restaurant subject to planning which was not a suitable option for our client.

Offers Received

We have not received any rental offers for the property apart from Domino's Pizza on a subject to planning basis only.

Conclusion

The office market is particularly unstable at present, we believe as a result of Covid, and the internal layout of this property is poorly suited to modern working practice. Enquiries for this particular property from business occupiers have been very limited and despite the lifting of Covid restrictions enquiries for all office property are slow.

I trust this provides the information you require, and we look forward to being of further assistance.

Yours sincerely



Lauren Udall DipSurvPract AssocRICS
Surveyor