

RACKHAMS

Chartered Surveyors

28 The Bramblings
Rustington
West Sussex
BN16 2DA

July 29th 2014

Ms Frances Newman
24 Queen Street
Arundel
BN18 9JG

Dear Ms Newman

THE OLD STABLES OLD DAIRY LANE NORTON PO20 3AF

Further to your recent instructions I have now been able to inspect this property and review the documentation.

The existing consent (AL/72/12) for use of these premises as tourist accommodation restricts implementation to 28 days in any one calendar year. This clearly means it is impossible to let the property as holiday accommodation on an economic basis.

You have asked that I look at the possibility of converting the property for use as B1 offices. In my opinion potential business occupiers would find the remote location and the surrounding residential properties unacceptable. In addition the limited size of the building would be unsuitable for most occupiers.

Director: M.D. Rackham FRICS.

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Furthermore, in my view the potential rental value in office use would be £8 per sq ft which set against the probable conversion costs to B1 offices of £30,000, renders the whole exercise as uneconomic and futile bearing in mind the lack of demand from an end user.

Please let me know if you require further advice

