



SOLUTIONS CONSULTANCY

200 Aldwick Road, Bognor Regis, West Sussex PO21 2YQ



Our Ref: NJN/HM

3rd April 2017

Nigel Neville – Direct Line 07850 463203

To whom it may concern

Re: Mr David Deadman – Shop units at 54A and 54B Chichester Road, Bognor

I have advised Mr Deadman in connection with various matters over the last 20 years or so, and I understand that he has recently put in a Planning Application to change the use of the above mentioned Premises from Commercial use to a residential flat. I have prepared various Commercial Licences and Short Term Leases relating to these Properties which is why Mr Deadman has asked me to write to you in support of his Application.

Basically, despite his best endeavours, Mr Deadman has found it increasingly difficult to rent out these Premises to anyone who is able to run a successful Business from them. This is probably due to a variety of factors such as the lack of nearby parking, the out of town position etc., as well as generally difficult trading conditions for small or "start up" Businesses.

Over the last few years I have prepared Leases in respect of a sweet shop, accountants, an electrical wholesaler, a motor cycle training office and a motor cycle accessories shop. All of these Businesses have failed or moved on and they have all left Mr Deadman with considerable arrears of rent owing, unpaid Business Rates (as will be presumably verified by your Business Rates Department) and payments due in respect of unpaid Electricity Bills.

The Premises are currently both empty and I strongly feel that there is no realistic possibility of his being able to find suitable commercial tenants. I trust that the contents of this letter will be of use to you and if there is any further information or assistance that I can give you then please do not hesitate to let me know.

Yours faithfully,



Nigel J Neville

Solutions Legal Consultancy

Planning Department
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