

B2/na109

APPLICATION FOR CHANGE OF USE OF SHOP PREMISES LOCAL PLAN POLICY DEV30

Change of use from retail will not be permitted for shops which are located outside the defined Principal Shopping Areas. An exception may be made where it can be demonstrated that retailing is no longer a viable use, particularly where the premises have remained vacant for a long period and that reasonable attempts have been made to market the premises for retail purposes.

To all applications for change of use of shop premises from A1 to another use. All questions to be answered in order that the Council may evaluate the merits of the existing shop being sustainable as an A1 use.

N.B. Lack of information will delay the application.

- Is the business a going concern? YES/NO
- If not what was the previous business FISHING TACKLE SHOP
- How long has the property, the subject to this application been actively marketed? ONE years 1 months
- Have you appointed a commercial estate agent to market the property YES/NO

If yes please give the details of the agent below and attach a copy of their sales particulars to this questionnaire.

Agents Name HOLLAND ALEXANDER YCO
Address 74 ALDWICK ROAD BOGNOR REGIS
Post Code PO21 2PE
Telephone No. 01243 864288 Fax No. 01243 864289
Person handling property INITIALLY TIM HOLLAND NOW DAVID LOOSLEY

- In which property journals/newspapers was the property advertised, when and for how long, please list below.

MARKETING		
Journal	Date	Period advert. ran
1. EG PROPERTY LINK	COMMERCIAL PROPERTY WEBSITE	MAR 08 - CURRENT
2. RIGHTMOVE	GENERAL PROPERTY WEBSITE	MAR 08 - CURRENT
3. TO LET BOARD	IN FRONT WINDOW OF SHOP	FEB 08 - CURRENT
4.		
5.		
6.		
7.		
8.		
9.		
10.		

How many enquiries have been received in respect of the property

No. 12

• How many viewings have made by prospective purchasers/lessees of the property No. 4

• How many offers were made for the ~~freehold~~/leasehold No. One and for what uses.

Amount of Offer

Proposed Use

1. £6000 per annum for 2 years

New business for two people
selling Sci-fi and fantasy comics.
Did not provide business plan to
demonstrate viability.

2.

3.

4.

5.

6.

7.

8.

9.

10.

• Bearing in mind the length of time the property has been on the market, was a reduction in the price/rent* considered appropriate?

RENT IS IN LINE WITH OTHER SHOPS A LOWER RENT WOULD HAVE BEEN CONSIDERED AS PART OF A VIABLE BUSINESS PLAN ~~YES~~ NO

If so to what price/rent* £ p.a. (*delete where necessary)