

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 ... OFF LICENCE

- How long has the property, the subject to this application been actively marketed? years 11 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 STILES HAROLD WILLIAMS
Address ONE JUBILEE ST
BRIGHTON EAST SUSSEX Post Code BN1 1GE
Telephone No. 3 01273 876200 Fax No.
Person handling property RICHARD PYNE

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

<u>Journal</u>	<u>Date</u>	<u>Period advert. ran</u>
1. SHW WEBSITE	JAN 2010	TO DATE
2. SHOP PROPERTY	JAN 2010	TO DATE
3. EACH	JAN 2010	TO DATE
4. BUSINESS MATTERS ARGUS SERIES	SEPT 2010	1 WEEK.
5. PARSONS SON & BASLEY WEB SITE	AUG 2010	TO DATE,
6. BOARDS 'TO LET' SHW	JAN 2010	TO DATE
7. BURNABY & Co	MARCH 2010	AUGUST 2010.
8. PS & B	AUGUST 2010	TO DATE.
9.		
10.		

- How many enquiries have been received in respect of the property
No. 15.....
- How many viewings have made by prospective purchasers/lessees of the property No.
.....4.....
- How many offers were made for the freehold/leasehold No. 2.....
and for what uses.

Amount of Offer

Proposed Use

1. Yrs 1 & 2 £18,000 p.a. x Yr 3 £20,000 Yr 4 & 5 £22,500
2. Yrs 1 & 2 £15,000 Yr 3 £17,000 Yr 4 £18,000
Yr 5 £20,000

OK LICENCE
CHEQUE CENTRE.

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?

YES/NO

If so to what ~~price~~/rent* £ 15,000..... p.a. (*delete where necessary)

Marketing was commenced at a quoting figure of £25,000 p.a.

Additional agents were instructed, these were:

