

Julie Grieves

From: [REDACTED]
Sent: 13 May 2019 17:15
To: Julie Grieves
Subject: PP-07832507 Our Ref: EP/50/19/PL
Attachments: 23 Sea Road, East Preston

Economic Development Statement

REF: EP/50/19/PL

Property: 23 Sea Road, East Preston, Littlehampton, West Sussex, BN17 6WD

With respect to the above premise, it has been unoccupied since at least June 2018 (Forfeiture notice enclosed), this is also when the initial marketing started. According to Glyn-Jones Estate agents, between June 18 and May 19 there were a total of 11 viewings, 9 of which before January. 1 offers other than ours that decided not to proceed with their application. Email from Max at Glyn jones attached to this email also for reference.

Both Glyn-Jones and the shops next door have confirmed verbally that they believe it was unoccupied for 6 months prior to the forfeiture notice also.

Although there will be a loss of retail space, we feel that given the nature of the development and much needed investment into the community, the change of use will not commercially impact the area, in fact we feel it will massively benefit the local community.

No jobs will be lost as part of the change of usage, conversely it will great at least 2 jobs and more potentially in the future.

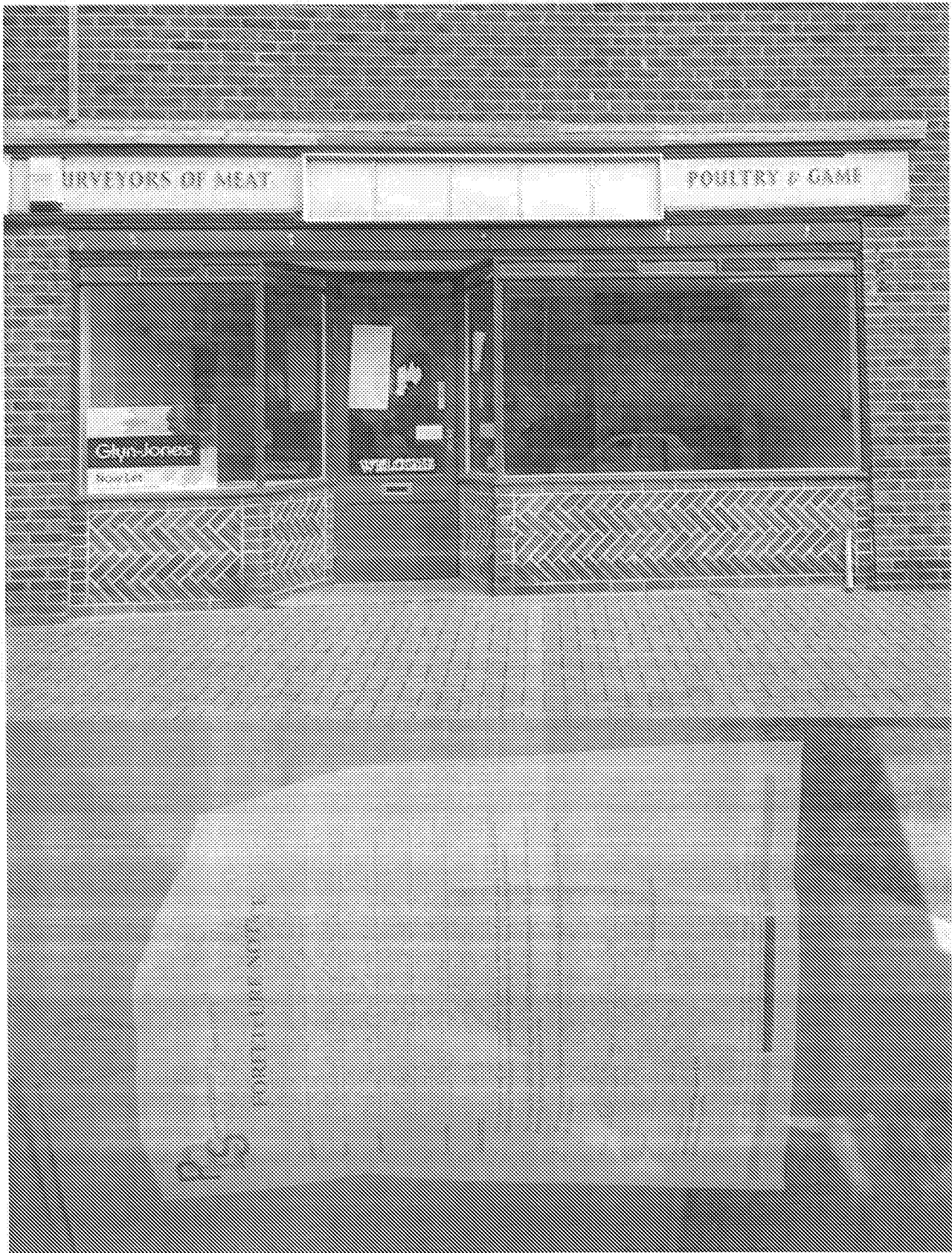
I have attached photos of the property in its current state to show just how bad it looks.

I have also attached the marketing details for the property as requested along with an email direct from Glyn-Jones confirming the length of time marketed and previous occupancy end rough guide.

Please let me know if you need anything else,

Regards

Jamie



Julie Grieves

Sent: 13 May 2019 17:05

Subject: 23 Sea Road, East Preston
Attachments: Details.pdf

Hi Ben

Following our conversation in the office earlier today, I can confirm the following:

We began advertising the shop on 14th June 2018. From this time until now (not including yourselves) we had 10 viewings carried out with 2 other people that made offers. 1 offer was not acceptable to the landlord and the other was accepted, however the interested party did not continue on with their application.

I cannot confirm the exact time the unit has been vacant, however I can only assume it was roughly 6 months before we started advertising.

As requested please find attached a set of the particulars

Kind Regards

