

The Sussex Produce Company

50 High Street
Steyning
BN44 3RD

4 August 2008

Dear Mr. Hamilton,

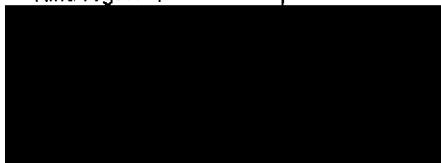
Thank you for sending us the details of 'Wintons' in The Square, Findon.

We went to visit the property yesterday and whilst we agree the rent is fair, unfortunately we are not willing to progress with it.

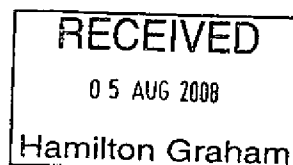
We feel that Findon is too small to support a retail shop of our nature and that with the A24, there is too little passing trade through the High Street.

Apologies for sending you a disappointing reply.

Kind regards,



The Sussex Produce Company



**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? NO

If not what was the previous business General Village Store

- How long has the property, the subject to this application been actively marketed? Two years Three months

- Have you appointed a commercial estate agent to market the property YES

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

Agents Name ... Hamilton Graham..

Address ... 88 High Street, Steyning.

... West Sussex Post Code BN44 3YE

Telephone No. 01903 879212 Fax No. 01903 812094.....

Person handling property N Hamilton

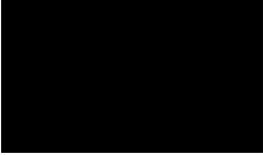
- In which property journals/newspapers was the property advertised, when and for how long, please list below.

<u>Journal</u>	<u>Date</u>	<u>Period advert. ran</u>
1. West Sussex County Times	24/08/2007	one week
2. Rightmove	from August 2007	Two years plus
3. Hamilton Graham website	from August 2007	Two years plus
4. Hamilton Graham notice board	from august 2007	Two years plus
5.		
6.		
7.		
8.		
9.		
10.		

- How many enquiries have been received in respect of the property
No. 50 plus
- How many viewings have made by prospective purchasers/lessees of the property No.
• Ten
- How many offers were made for the freehold/leasehold No. Two
and for what uses.

Amount of Offer

Proposed Use

- | | | |
|-----|---|---------------|
| 1. |  | Redevelopment |
| 2. | | Redevelopment |
| 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 considered appropriate?

YES

In addition to Hamilton Graham, a Findon agent Curtis and Son have also been seeking a buyer without success for approx 18 months. We have been seeking a tenant for over 12 months; although a sale would have been preferable as I closed the business in March 2007 and retired. I am continuing to maintain and pay other expenses on the property. A copy of letter from the Sussex Produce Company dated 4/08/2008 to Hamilton Graham is attached.

"we agree that the rent is fair, unfortunately we are not willing to progress with it. We feel that Findon is too small to support a retail shop of our nature and that with the A24, there is too little passing trade through the High Street."