

ARUN DISTRICT COUNCIL

13 JUN 2011

RECEIVED

CPA

Commercial Property Associates Ltd

The Stables, Kesters Barn
Bury West, Sussex BN17 5PA

Arun District Council
Planning Department
Maltravers Road
Little Hampton
West Sussex BN17 5EN

Our Ref: AA/lh/BOT.DOW.01

6th June 2011

Dear Sir or Madam,

Planning application LU/135/11
Mr David Botting
Downlands Hoover Sales and Repairs
Business and Premises 27 Church Street Littlehampton BN17 5EN

In accordance with the above applications for change of use from shop premises to residential, we have been asked to submit comment on the premises in accordance with the Local Plan Policy DEV30 relating to application number LU/135/11.

We wrote previously on the 20th November 2008 concerning applications LU/59/05 and LU/29/08 a copy is enclosed. The position with the premises has not changed since then save that any prospective sales to small builder developers has been ruled out through the current lack of bank lending.

In line with Arun District Councils form for request for information of evidence and support requirements, we set out the details as follows:-

Is the business a going concern?

The business is only a going concern in that it is run by the owner who takes little or no salary and cannot afford additional staff and this business has competition from 'out of town' super stores and internet. It makes no profit and there has been no interest in the business or premises except the unsatisfied enquiries for development - see letter to Mrs S Leeson of the Planning Department dated 20th November 2008.
It is not a going concern and has no value as such save for stock.

How long has the property, the subject to (sic) this application been actively marketed?

The property has been marketed since 27th September 2006. Four years and nine months.

COMMERCIAL SALES ■ LETTINGS ■ ACQUISITIONS
BUSINESS SALES ■ VALUATIONS ■ PLANNING ■ INVESTMENTS

Have you appointed a commercial estate agent to market the property.

Commercial Property Associates were appointed 20th September 2006

Address:-

Commercial Property Associates

FAO Andrew Aldridge Managing Partner

The Stables, Kesters Barn

Bury West Sussex RH20 1PA

info@commerceproperty.co.uk

01798 831250

www.commerceproperty.co.uk

CPA is an active commercial estate agent in West Sussex and has successfully carried out a great deal of business in the Arundel Worthing and Littlehampton areas.

Most recently concluded two deals in Littlehampton The Card Factory letting at 62 High Street and the sale of 18 – 22 High Street Littlehampton.

Evidence of Marketing

Sales particulars of the premises, updated August 2008 are enclosed.

The normal adverts were run together with mail shots to applicants. The premises were included in our monthly list to applicants ,developers, investors etc. (random copy enclosed).

A 'For Sale' board was placed on the premises at the initial time of marketing but was removed due to a marked reduction of business and it was thought customer loyalty such that it is was being affected.

The dates for the advertising the premises are as follows:

Journal

Date

Period

Littlehampton Gazette

The dates and periods are too numerous to list here. These can be supplied on request.

Friday Ad

Chichester Observer

West Sussex Gazette

Mid Sussex Times

Horsham Advertiser

Evening Argus

Websites Commercial Property and Business for Sale

www.commerceproperty.co.uk – property still currently advertised

www.comproperty.com – property still currently advertised

Enquiries received for the property.

Viewings on the property.

Offers on the property.

There were numerous enquiries and viewings for the property but only for the prospective development element. See list of enquiries enclosed and letter CPA to Mr David Botting dated 12/11/2006 and see copy letter to Mrs S Leeson setting out other offers dated 20/11/2008 copy enclosed.

During the entire time of marketing although much initial interest was received the few parties who were interested in purchasing as a development site have not progressed. In the recent and current economic climate, the lack of bank funding, together with the state of Littlehampton's residential market and subsequent reduction in values, combined with the increase in building regulation requirements on this difficult site, building costs have increased and it is unlikely any development will be sustainable.

The initial Guide Marketing Price was £275,000; subsequently reduced to £250,000, then £245,000 then we were asking for offers. Offers were received of £200,000 and £225,000, but none progressed. See enclosures letter dated 12/11/2006.

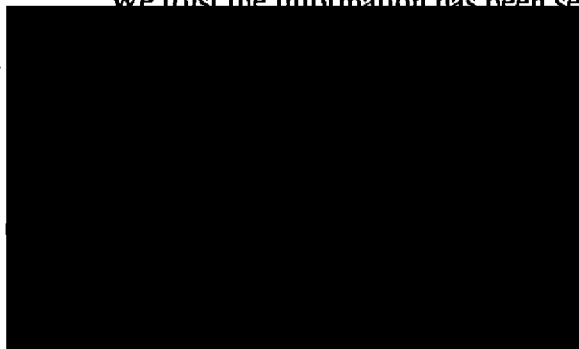
The premises are outside the main retail area of Littlehampton centre and in the opinion of Commercial Property Associates, the shop plays no part in the commercial centre and does not now suit a commercial premises bearing in mind the number of changing and empty premises available locally in the High Street and environs.

While it is appreciated previous planning guidelines surrounding this type of premises and reasons for retention, the market, no longer supports these very small retail in tertiary premises away from the commercial centre. Occasionally a specialist company, where 'customers seek the specialist' will take this type of premises, but in the current market those levels of enquiries have ceased. Charity Shops often the cause for blighting a retail area, all require footfall.

The property should have been included with the neighbouring residential developments either side previously.

The shop is continually being vandalised and the removal of the shop window and conversion to residential can only be an improvement to the street scene.

We trust the information has been set out correctly and any further details are



Property Details
Examples of mail shots
Examples of email details
Examples of adverts
Copy letters etc.