

[REDACTED]

[REDACTED]

Sent: 05 February 2019 11:50

To: Anita Gardner

Cc: kathryn

Subject: Fwd: LU/19/19/PL- 44 East Ham Road, Change of Use from shop to dwelling house.

Hi Anita

Please find attached the marketing material for 44 East Ham road. As there was no interest in the property for retail they shut the shop and it has remained empty ever since. Kathryn did not include this in the application as the works is all PD all bar the front extension and was not sure that it would be relevant.

I hope the attached is sufficient.

Kind regards

Emma

Emma Weaver BSc (Hons)

Partner

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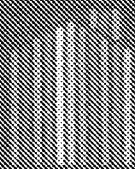
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Begin forwarded message:

From: kathryn [REDACTED]
Subject: Fwd: LU/19/19/PL- 44 East Ham Road, Change of Use from shop to dwelling house.
Date: 5 February 2019 at 11:46:14 GMT
To: emma Weaver [REDACTED]

Anita.Gardner@arun.gov.uk



Dear Mr & Mrs Chamber

Further to our conversation I can confirm that following our instructions to market the property on 05/10/12 we arranged a viewing for [REDACTED] 17/10/12. After some consideration [REDACTED] made an offer of £10,000 for the goodwill of the property and offered to take a 5 year lease with a 3 year break clause. This was a non-negotiable offer and [REDACTED] made it clear he would walk if it was not accepted.

As discussed at that time it was felt that as the property had only just gone on the market that the offer was too low and that the asking price of £20,000 for the goodwill was reasonable. Unfortunately [REDACTED] was not willing to enter into further negotiations following this.

Despite continued marketing no other offers or firm interest was received on the shop.

Tim Franklin
Director

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 CLOSING AT END OF APRIL 2013 - OPEN AT PRESENT TO SELL STOCK.

- How long has the property, the subject to this application been actively marketed? years 6 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 MONICA FRANKLIN

Address 69 HIGH STREET LITTLEHAMPTON

Post Code BN17 5EJ

Telephone No. [REDACTED] Fax No.

Person handling property MR TIM FRANKLIN

- 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. GAZETTE PROPERTY	13/12	1 week
2. "	10/1/13	"
3. "	14/2/13	"
4. "	21/2/13	"
5. "	3/3/13	"
6. "	4/3/13	"
7.		
8.		
9.		
10.		

- How many enquiries have been received in respect of the property

No. 1.....

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

2.....

- How many offers were made for the freehold/leasehold No. ...
and for what uses.

Amount of Offer

Proposed Use

1. 110,000 freehold + 5000 p.a.

New 16 units local authority

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?

YES/NO

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