MARKETING ASSESSMENT

For

DEMOLITION OF OUTBUILDING

at

NEW INN
5 NORFOLK ROAD
LITTLEHAMPTON
BN17 5PL

Bernard E Cole & Partner
Chartered Building Surveyors
8 Love Lane
Romsey
Hampshire
S051 8DE

Ref: GLS/5462/eg
Date: June 2013

Tel: 01794 512264
Fax: 01794 511919

The outbuilding within the grounds of the New Inn has been assessed by Enterprise Inns plc for a number of years, reviewing the potential for alternative uses.

The alternative uses have included: letting accommodation, storage, club room / local society rooms, music venue, restaurant, however, the income potential from each is limited.

Letting Accommodation:

The New Inn currently has letting accommodation, this is under utilised, additional facilities are not necessary.

Storage:

To be used effectively as storage, (although this may be limited) a repair scheme such as that refused previously by the Council will be required, (Ref: LU/9/08/L) in order that the building is made safe. It is accepted that the elevational treatment differed slightly from the existing with this Application, but not to an extent that it distracted or was incongruous with the surrounding rendered buildings.

Club Rooms / Local Society Rooms: (including Art Studio):

Enterprise Inns have reviewed the possibility of letting the site to local clubs / societies for little or no rent, however, charity or local organisations do not have the funding available to them to carryout the necessary repairs and renovations. Due to the extent of the repairs necessary to successfully repair the building would mean demolishing it as there are too many combined structural defects and failures to successfully effect any sort of repair, essentially this would mean replacing the unit with a new building.

Music Venue / Restaurant:

The Pub business is such that the current facilities are adequate for current and predicted trade levels.

Retail Units:

The site is too remote to attract a retail use, the area is residential and not known for shopping opportunities, a small shop was located adjacent the site, however, this closed down a number of years ago and has been rebuilt as flats.

Dwelling Units:

Due to the land-locked location and attachment to the Pub and complete lack of potential for parking, along with the requirement for extensive repairs which will essentially entail rebuilding of the structure, (ie. demolition) is not considered a financially viable option when related to the build cost and retail price of the unit.

Conclusion:

Due to the remote position of the unit allied to the existing and predicted market conditions, there is a lack of alternative viable uses for the building.