

**APPLICATION FOR CHANGE OF USE OF SHOP PREMISES
LOCAL PLAN POLICY DEV30 + NET DM/**

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. - NOW CLOSED
- 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. "	7/3/13	"
6. "	4/3/13	"
7.		
8.		
9.		
10.		

- How many enquiries have been received in respect of the property
No. 4.....
- How many viewings have made by prospective purchasers/lessees of the property No.
2.....
- How many offers were made for the freehold/leasehold No. 1.....
and for what uses.

Amount of Offer

Proposed Use

1. 10,000 Goodwin + 8,000 p/a
+ stock

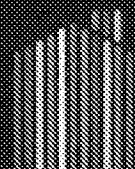
New's AGENT - LOCAL CONVENIENT
STORE

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)



Mr & Mrs Chambers
6 Kent Road
Littlehampton
BN17 6LG

12/11/13

Dear Mr & Mrs Chamber

**Ref: APPLICATION FOR CHANGE OF USE OF SHOP PREMISES
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Further to our conversation I can confirm that following our instructions to market the property on 05/10/12 we arranged a viewing for Mr Remus on 17/10/12. After some consideration Mr Remus 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 Mr Remus 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 Mr Remus was not willing to enter into further negotiations following this.

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

Director



44 East Ham Road, Littlehampton, West Sussex, BN17 7AP

Established retail shop with alcohol license, in popular residential area. £8,000 per annum. £20,000 goodwill premium plus stock.

Ground Floor Retail Zone A 15'10" x 14'7" (4.83m x 4.45m)

Ground Floor Internal Storage 12'1" x 10'4" (3.68m x 3.15m)

Rateable value for:

zone A £2592

Ground floor internal storage £150

Viewing strictly by arranged appointment with agent on 01903 719333

These particulars are produced in good faith and are believed to be correct, but their accuracy is in no way guaranteed and they do not form part of a contract. We have not carried out a survey, nor tested the services, appliances and specified fittings. Room measurements are approximate.