

LU/338/14/PL
Additional
information

Mr & Mrs Chambers
6 Kent Road
Littlehampton
BN17 6LG

12/11/13

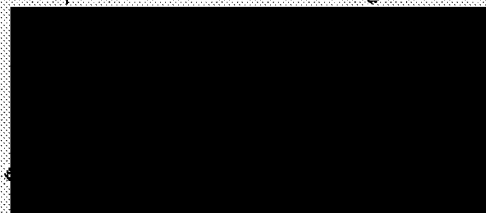
Dear Mr & Mrs Chamber

**Ref: APPLICATION FOR CHANGE OF USE OF SHOP PREMISES
LOCAL PLAN POLICY DEV30**

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.



Tim Franklin
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.