

PROPOSED CONVERSION SHOP UNITS 7 AND 7C NORFOLK ROAD, LITTLEHAMPTON - TO TWO ONE BED FLATS

FOR THE PAST 25 YRS I HAVE OWNED THE ABOVE
PROPERTY = 2 SHOPS 2 FLATS ABOVE =

WHEN PURCHASED IN 1984 THEY WERE LET ON SECURE
LEASES TO A GROUNDGROVER AND A FIRM SELLING MERALOGS.
(BADGUS ETC) AFTER THE LEASES EXPIRED, THE GROUNDGROVER VACATED
STATING THAT THERE WAS NOT SUFFICIENT TRADE IN THE AREA
AND OTHER SHOPS WERE NOW SELLING GROUNDGROVER!! THE TENANT
IN THE OTHER UNIT 7C STATED HE WOULD ONLY CONTINUE ON A
LICENSE AND WOULD NOT RENEW = HE VACATED SOME YEARS LATER!

I THEN FOUND IT IMPOSSIBLE TO LET ON SECURE LEASES AND
RESORTED TO LETTING THEM ON 12 MONTH LICENSE TO A VARIETY
OF TRADERS = ESTATE AGENT - ARTISTS - CHARITY SHOP T.V. REPAIRS - ALL
FAILING TO MAKE A SUCCESS, AND LEAVING AFTER A SHORT TIME,
MANY OWING RENT, THE LAST TENANT LEFT OWING £4,000 WITH LITTLE
CHANCE OF RECOVERY = THE PROBLEM OF HIGH OVERHEADS IE
BUSINESS RATES, AND THAT THE AREA HAS TWO CONVENIENCE STORES
SELLING GROCERIES, NEWSPAPERS, GROUNDGROVER, STATIONERY, ALCOHOL, BAKERY
PRODUCTS, PLUS MANY OTHER ITEMS, IN THESE MODERN TIMES ONE
SHOP CANNOT WHAT YEARS AGO, TWO SHOPS WOULD HAVE SOLD,
THERE IS ALSO A TESCO EXPRESS STORE JUST 1/2 MILE AWAY, AND
MANY SUPERSTORES WITHIN IN SHORT DISTANCE, THE LOCAL
POST OFFICE HAS ALSO BEEN CLOSED!!

THE SHOP UNITS HAVE BEEN UNUSED FOR SOME 18 MONTHS
ALSO THE PROPERTY REQUIRES RENOVATION. INCLUDING SOME
STRUCTURAL WORKS, I NOW FEEL THIS IS THE TIME TO
UPGRADE THE PROPERTY, AND MAKE THE CHANCE TO
RESIDENTIAL UNITS, IT IS MY INTENTION FOR THE FORTHCOMING
FUTURE TO KEEP THEM IN THE RENTAL SECTOR, AS I
HAVE DONE FOR THE PAST 25 YRS

I FEEL I HAVE OVER THE YEARS PERSEVERED WITH THE
SHOPS, BUT THERE COMES A TIME WHEN THIS IS JUST NOT
POSSIBLE.

