

P/110/06
18/10/06

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? CURRENT YES/NO
- If not what was the previous business PREVIOUS WAS POST OFFICE WHICH CLOSED OVER 3 YEARS AGO.
- How long has the property, the subject to this application been actively marketed? 3 years months PRIOR TO LEASE BEING PURCHASED BY THE APPLICANTS.
- Have you appointed a commercial estate agent to market the property APPLICANTS YES/NO BUT OWNERS DID WHEN MARKETING AS AN A1 RETAIL USE.
If yes please give the details of the agent below and attach a copy of their sales particulars to this questionnaire.

Agents Name SEE SUPPORTING STATEMENT + ATTACHED

Address

..... Post Code

Telephone No. Fax No.

Person handling property

- 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>
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1.

2.

3.

4.

5.

6.

7.

8.

9.

10.

NOT KNOWN AS ORIGINAL AGENTS

HAVE NOT KEPT RECORDS DUE TO

CHANGE OF AGENTS + THE PASSAGE OF TIME.

- How many enquiries have been received in respect of the property
No. 4 (AT TIME OF AUCTION)
- How many viewings have made by prospective purchasers/lessees of the property No. 4 (AT TIME OF AUCTION).
- How many offers were made for the freehold/leasehold No. 1 AT TIME OF
and for what uses. AUCTION BY THE APPLICANTS.

Amount of OfferProposed Use

1. £17,000 FOR 999 YEAR LEASE (SEE APPLICATION)
- 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)

LEASE PRICE REDUCED FROM GUIDE PRICE OF £30-35k
TO £17k. (SEE ATTACHED).