

Sent: 14 October 2018 19:27
To: Stuart Corbey
Subject: 9 The Parade Pagham Planning Application

Dear Stuart

In regards to our recent telephone conversation, please find attached the evidence you have asked me to provide to demonstrate that retail is no longer a viable use for 9 The Parade Pagham PO21 4TW.

After speaking to both the previous tenant and the lettings agency involved with this property it appears that it was sitting empty for total of 6 months before I took out tenancy on the 1st July 2018. Since the previous tenant gave notice from October 2017, the unit had been up for a combination of rent and sale for a period of 8 months.

I have attached the brochure used by Parsons Son and Basley that shows clear marketing for a retail unit and I have also attached a letter from the Lettings Agent outlining the level of interest the property attracted.

Alongside this, I will also be forwarding you the email correspondence I had with the previous tenant giving dates of non-occupancy.

Since renting the premises from the 1st July, I have also been offering a retail service for yoga clothing and equipment which has proved very unsuccessful with very little passing trade. During the past 4 weeks I have sold a total of 2 yoga leggings, 10 yoga socks and one mat totally to a profit of £34!

I hope that this evidence is sufficient to show that the unit has not been made deliberately unviable and marketing conducted for a reasonable period of time.

Yours sincerely
Christina Donoghue

Mrs C Donoghue

11th October 2018

Dear Mrs Donoghue,

Re: 9 The Parade, Pagham, Bognor Regis, West Sussex

I attach copy of the lettings details for the property, to confirm we began marketing it back on 28th February this year with your lease subsequently agreed about 4x months later in June.

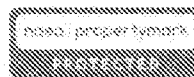
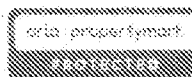
During the marketing period the property was featured online on RightMove, Zoopla and during that time there was very little interest shown in the property, with no other formal offers confirmed on the property.

Given the properties location a retail user relying on passing trade we knew was going to be very difficult to secure, as there is little to no passing trade to depend on, this was the reason the previous tenant failed and alternative uses were explored.

The property was already empty prior to us marketing it for let, having been sold by our auctions department in February with the previous tenant having vacated in January, the owner did not want to leave the property empty so it was sold.

Yours sincerely

Richard Lowrey
Parsons Son & Basley
Commercial Agency Manager





LOCATION

Pagham is situated to the west of Bognor Regis, on the attractive West Sussex coastline. It is a popular seaside and holiday destination with a substantial residential population. The property forms part of The Parade a small neighbourhood shopping precinct in a primarily residential area.

DESCRIPTION

The property is a vacant self-contained lock-up shop with a full height width glazed display window. The unit has the benefit of a cloakroom and a small outside area to the front below the canopy along with ample free parking around the parade.

The property would suit a variety of uses (STNC) interested parties should contact the local council regarding any potential change of use.

ACCOMMODATION

- Front Retail Area: 7.4m x 4.7m.
- Rear Retail Area: 1.9m x 1.5m.
- Hallway: Door to rear of building.
- Cloakroom with low level WC
- Rear Store Room: 1.9m x 1.8m.
- Total Internal Floor Area Approximately 41 SQ M

LEASE

The property is avaiable on a new FRI lease with terms to be agreed, asking rental of £5,200 per annum

RATEABLE VALUE

We are advised that the current ratable value for the property is £4,450 interested parties should contact the council to confirm rates payable.

LEGAL COSTS

The ingoing tenant will be responsible for their own costs incurred in relation to the transaction as well as the landlords reasonable legal costs.

EPC

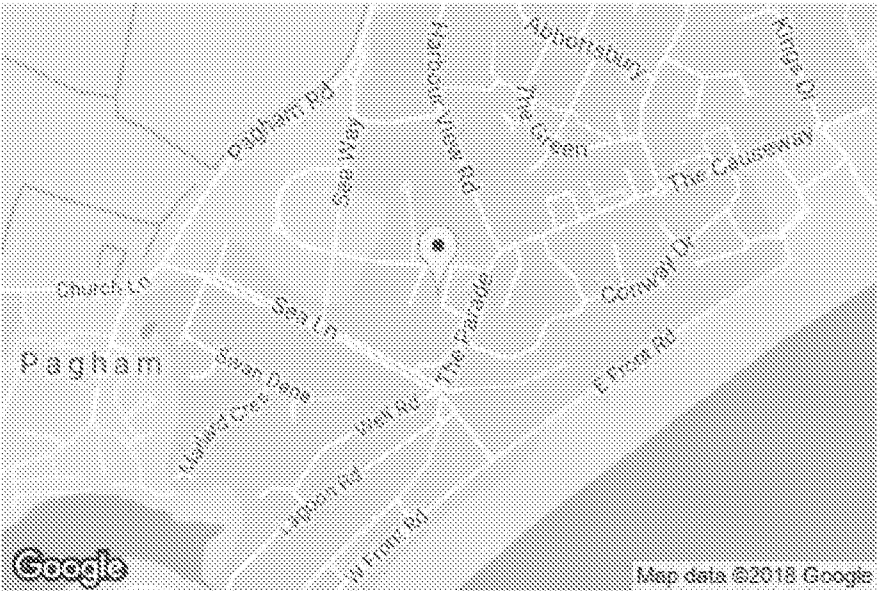
An EPC is available for interested parties to view on request.

VAT

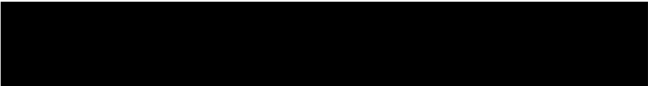
May be chargeable on this transaction, interested parties must make their own enquiries to confirm.

VIEWING

Strictly by appointment through the landlords Sole Agents: Parsons Son & Basley



32 Queens Road, East Sussex, Brighton, BN1 3YE
Contact: Richard Lowrey



Web: www.psandb.co.uk

THE PROPERTY MISDESCRIPTIONS ACT 1991: The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sale particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

DATA PROTECTION ACT 1998: Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent will be processed by the estate agent, for the purpose of providing services associated with the business of an estate agent and for the additional purposes set out in the privacy policy, copies available on request but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent