

20 December 2019



Vail Williams LLP
Lakeside North Harbour
Western Road
Portsmouth PO6 3EN

Planning Department
Arun District Council
Maltravers Road
Littlehampton
West Sussex BN17 5LF

Dear Sir/Madam

2 Ash Lane, Rustington, BN16 3BZ – Change of Use from Class A2 to Class A1/A3/A4

We have been asked to provide background in relation to the above property and marketing undertaken to identify a new tenant.

We were instructed as joint letting agents with SHW in relation to the premises in mid May 2019, just prior to Halifax closing the branch on 29th May 2019. We have been joint letting agents with SHW for Rustington centre since 2011 and as with other units becoming available have undertaken the following marketing on the premises –

- Installation of window vinyl, reading Retail Unit – To Let, into unit frontage to Ash Lane in early July 2019
- Direct marketing to occupiers with enquiries for premises in Rustington centre from June 2019
- Direct marketing to retailers on Vail Williams database with requirements for this size of premises along the South Coast from June 2019

The unit is located in a secondary position within Rustington centre and accordingly has been offered on a flexible basis with the potential for a variety of different uses being highlighted. In particular with the changing nature of retail in the UK and reduced demand for units in secondary locations emphasis has been placed on trying to identify sustainable uses. Occupiers targeted included sustainable supermarkets, homewares/gifts and health food shops.

I have checked with SHW and also reviewed our records and no direct enquiries from the vinyl have been received for the unit. Interestingly between SHW and ourselves 4 different micropubs have expressed interest in acquiring premises in Rustington centre in the last 18 months.

Overall within Rustington centre whilst some Class A1 retail enquiries have been received these have been focused on the prime retail pitches and not the secondary locations. It is believed a more flexible approach to alternative uses for secondary pitches will be required to maintain town centre vitality and prevent unit vacancy.

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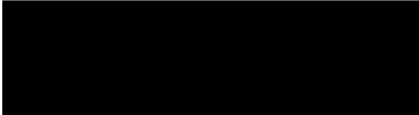
VWValues

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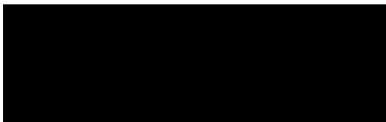


We hope that this overview is of assistance and if you require further information please do not hesitate to be in contact.

Yours faithfully



Tim Clark
Partner
Vail Williams LLP



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