



2nd June 2023

17 York Way, London N7 9QG

Dear Sir/Madam,

1. Jenkins Law is a practice which specialises in commercial property throughout London, Greater London dealing with both agency and professional work.
2. As a practice Jenkins Law have been heavily involved in the letting of commercial properties within the location of Kings Cross. In addition, we have also had a long-term involvement in surrounding locations such as Islington, Finsbury Park and Camden.
3. The proposed pub configuration is a self contained pub/restaurant demised over ground floor and basement. The basement demise is 107m² / 1,152 sq ft, which acts as the commercial kitchen and store, with a ground floor trading space of 132m² / 1,421 sq ft.
4. The viability of the pub will not be affected by the revised configuration and planning application. The pub is already traded predominantly as a restaurant which works well alongside the residential. No conflict is created between the residential and pub due to the hours and food led trade, the pub currently only trades until 23.00. These hours will also ensure there is no future licensing problem either.
5. The revised pub development will be enhanced by the residential development above, with an increased residential catchment in the immediate area supporting the offering below.
6. A changing demographic in Kings Cross and increasing affluence, alongside an increase in residential dwellings better compliments a standalone lock up pub/restaurant and reinforces the viability of the new commercial configuration long term. There is also huge competition from wet led pubs in this area, it is over-competed and the proposed plans compliments the adjacent operators in this area.
7. We have leased pubs in this immediate area historically with a similar layout which continue to trade well, we leased –

68 Amwell Street, London EC1R 1UU

Leased in 2018 and continuing to trade well, this is very similar to the proposed pub development, a self contained pub lock up with kitchen and residential above, the areas are set out over:

Ground Floor: 1,025 sq. ft. (95.23 m²)

Basement: 774 sq. ft. (71.91 m²)

105 Kings Cross Road, London WC1X 9LR

Leased in 2017 by our joint agents and continuing to trade well, this is very similar to the proposed pub development, a self contained pub lock up with kitchen and residential above, the areas are set out over:

Ground Floor: 1,113 sq. ft. (103.40 m²)

Basement: 1,094 sq. ft. (101.63 m²)

8. In our professional opinion the viability of the pub will not be affected by the proposed development. It will be enhanced and fit better with the requirements of operators and customers within the location.

Regards

Ryan Mylroie
Director
Jenkins Law