

Please see below the email sent to William Partridge (current premises license holder). Mr Partridge does not hold the lease of 175 West End Lane, NW6 2LH anymore and for this reason we are asking him to transfer it to myself (Matteo Battistello), new leaseholder (Blue Blazer Ltd.).



Matteo Battistello <matteo.battistello@gmail.com>

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## Assistance Required for Premises License Transfer

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**Matteo Battistello** <matteo.battistello@gmail.com>

14 November 2023 at 12:10

To: wpartridge@me.com

Cc: erdemkayalar@hotmail.com, bulldoginvestments@aol.co.uk

Dear William,

I hope this email finds you well. First, let me express my gratitude for your quick response last Friday via WhatsApp. It's a pleasure to inform you that we've successfully secured the lease for the former Heads and Tails location. As you're aware, despite no longer being the leaseholder, you still hold the premises license.

In the spirit of smooth and efficient progress, we'd highly appreciate your assistance in accelerating the transfer process. Attached to this email is the necessary consent form. Would you be able to review, sign, and return the attached form at your earliest opportunity by responding to this email? Rest assured, we will cover any associated costs during this process.

Your cooperation in this transition would be much appreciated. We eagerly anticipate your prompt response and are hopeful for your support in this endeavour.

Warm regards,

Matteo Battistello, Erdem Kayalar

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 **consent-to-transfer.odt**  
8K

William Partridge replies (see below) that he his not willing to hand over the license unless we pay a fee, which is expected to be high.

We are of the opinion that Mr. Partridge is no longer eligible to retain the license or obstruct its transfer, as he no longer holds the lease for the property associated with the license. Furthermore, we find it unreasonable to demand payment for a license issued by the council and tied to a specific property.



Matteo Battistello <matteo.battistello@gmail.com>

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## Assistance Required for Premises License Transfer

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Will Partridge <wpartridge@icloud.com>  
To: Matteo Battistello <matteo.battistello@gmail.com>  
Cc: Will Partridge <wpartridge@me.com>, erdemkayalar@hotmail.com

15 November 2023 at 13:50

Hi Matteo,

Congratulations on securing the lease! And wishing you all the best for a prosperous business - I'm looking forward to seeing it open again!

With regards the licence, it's not so straightforward I'm afraid. When the business closed I was left with an outstanding Directors loan account of circa £90,000. Throughout the lifespan of the business, my total investment was well over £500k - an amount gained as the accumulation of 16-years hard work in running bars/pubs - all of which I've obviously had to write-off in the face of tough post-Covid trading and consequent forced closure. On top of heavy losses, I was also a personal-guarantor of a JGW lease, meaning I am now personally liable for the remaining £23k outstanding which will take me a number of years to pay off.

It was not possible to liquidate many assets of the business, nor did I find a sale in the past 12 months despite best efforts. The only remaining asset I have is the licence, which itself took considerable investment in legal advice and consultancy in order to get the amendments we achieved in recent years - namely extended licensable activity hours and a permanent off-licence.

As I'm sure you can appreciate, give the circumstances outlined above I am not willing to simply hand over the last valuable commodity I have. You may decide it best to apply for a new licence from Camden under whatever terms they are happy to give, otherwise I would require a fee for the transfer. This would have to be a sensible offer, commensurate to the significant investment I not only put into the property but the licence itself.

If you wish to go with the latter option, I look forward to hearing a proposal.

Kind regards

Will Partridge

Contacts:

**William Partridge:** Previous leaseholder and current holder of Premises License  
wpartridge@me.com  
wpartridge@icloud.com

**Ms Denise Hazel Stanton:** Hilton Properties, Bulldog Investments (owner of the property)  
bulldoginvestments@aol.co.uk

**Mr Jonathan Feigenbaum:** Ms D Stanton's building administrator and main contact  
bulldoginvestments@aol.co.uk  
07971023649

**Geoffrey Goldkorn:** Ms D Stanton's solicitor  
GG@stokoepartnership.com

Myself, **Matteo Battistello**  
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**Erdem Kayalar:** my business partner  
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**Erdal Tuncel:** My and Erdem Kayalar's solicitor  
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