


From: admin@pdp admin@pdplanninguk.com 
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To:



STATEMENT ON PAST OCCUPATION FROM PREVIOUS OWNERS

I have spent some time this morning reviewing some old files.

The squatters broke in over the last bank holiday in May 2023 and were eventually removed on 23 June 2023. You are aware this required an order from the County Court, plus a team of bailiffs.

Apart from the squatters, there was also a large dog, so the bailiffs needed to be accompanied by a dog handler.

The squatters caused considerable damage, not only to the front door—believed to be the original dating back to when the property was built- but also to the internal doors and walls. The furniture was trashed, and a waste removal company employed to empty what was left.

As for the history of commercial tenants', my firm occupied the building from about 1992 (as tenants) and then I purchased the freehold. We used the offices for our professional solicitors' practice –partners and assistants' rooms, with support staff in the open area.

Working environments changed and small offices were out of fashion—only 1 or 2 floors, open plan were needed—but I did let to a company specialising in serviced offices and they occupied the building until they hit financial problems due to the Covid crisis. There was no demand and I believe the building was empty from approximately January/February 2021. The tenant was placed into Administration in July 2021 and the keys returned.

In 2016 the rent was agreed at £440 psqm. From the time the keys were returned until the auction, the property was being marketed and no tenant was found –not even at 50% of the 2016 figure. I even looked at other commercial uses—a different company supplying serviced offices (I spoke to several operations), student accommodation or maybe a hostel.

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