



To whom it may concern,

I am contacting you today with regards to the following address:

63c Chetwynd Road

Prior to Mr. Daniel Talbot securing possession of the aforementioned premises I can confirm that it lay vacant for just over 13 months, this vacancy undoubtedly created a negative effect for local residents as well as the surrounding businesses'.

The previous occupant stayed in the premises for just 12 months and prior to this the site had changed on numerous occasions with no one having the ability to maintain and profit from the usage.

I cannot emphasise enough just how difficult it is to firstly attempt and more importantly to maintain a small retail unit such as the Studio 63 currently located in the above location, with the rise in on-line shopping paired with the ever present mass corporate retailers opening within close proximity to this location sustaining a positive business is becoming extremely challenging.

Whilst marketing the premises above prior to Mr. Daniel Talbot's interest the unit not only lay empty for a substantial amount of time but attracted very few if any genuine enquires and interest from the public, due to the original existence of other retailers in the local area the demand for something similar was just not present.

The positives for not only the local community but for other business who are positively affected the presence of a thriving business is apparent and absolutely paramount to the development and well-being of the community.

If you require any further information regarding the above please do not hesitate to contact me.

Kind regards

Lewis Riordan

Lettings Valuer

London Residential

