

10 Lutyens
523 Uxbridge Road, Pinner
Middlesex HA5 4JX

15/03/12

To whom it may concern

Re: 221 Belsize Road, NW6 4AA

I William McGovern traded from the above premises as a second hand furniture shop for over 50 years employing 4 people. In the last fifteen years the business started diminishing slowly. My adjacent property operating as a restaurant closed down over 12 years ago and has remained closed ever since. My staffs were reduced to only one person five years ago. I let the premises to my brother to carry out the same business then, initially he paid rent but due to lack of business he was unable to pay rent. I decided to sell the premises and offered it to some interested parties. I had one offer over two and half years ago and after some month the offer was withdrawn. I then placed it with the Duch and Duch for marketing. I eventually sold it privately, exchanging contract in February 2011 and by giving concession eventually completed in November 2011. During this period the premises was used by my brother as storage.

This stretch of Belsize road started to die from the time parking restriction was imposed fifteen years ago. There is a very limited passing trade; lack of parking, its general location and proximity to Kilburn High Road has made it impossible for any business to succeed. The credit crunch finished any remaining business. Currently more than half the shops in this location have been closed for more than five years and it is anticipated more of the shops will closed.

Should there be any queries please do not hesitate to contact me.

Yours faithfully



W N McGovern

**60 Austen House
Cambridge Road, London NW6 5YL**

16/03/12

To whom it may concern

Re: 221 Belsize Road, NW6 4AA

I John Antony McGovern have worked as a manager for my Brother at the above premises carrying out a second hand furniture business for over 45 years. In the last fifteen years there has been very little business. The adjacent property closed down more than 12 years ago. Other shops in the parade have changed hand many times in this period and none were successful. The Public house also has suffered tremendously and despite huge expense of renovation has failed to attract any customers. I believe it will not survive. The Video shop at 213a Belsize Road closed down over 7 years and it is still closed. 215A and 217a Belsize Road have changed hand many times and now been closed over a year. No. 219 also just closed and 219 changed hand many times and all failed. It has now become an employment agency. 205a, 234, 236, 242 and 248 also have been closed for many years. The condition of this stretch of road is not business friendly at all as there is no parking and very little movement of people through.

My brother wanted to close the shop five years ago but I agreed to take over. However, it proved very difficult as I could not pay him any rent and ultimately he sold the shop. The new owner has let me keep some item of furniture until I can get rid of them.

Yours faithfully



J A McGovern