

Marketing Evidence Statement

Prepared for 17 Kilburn Vale, London, NW6 4QL

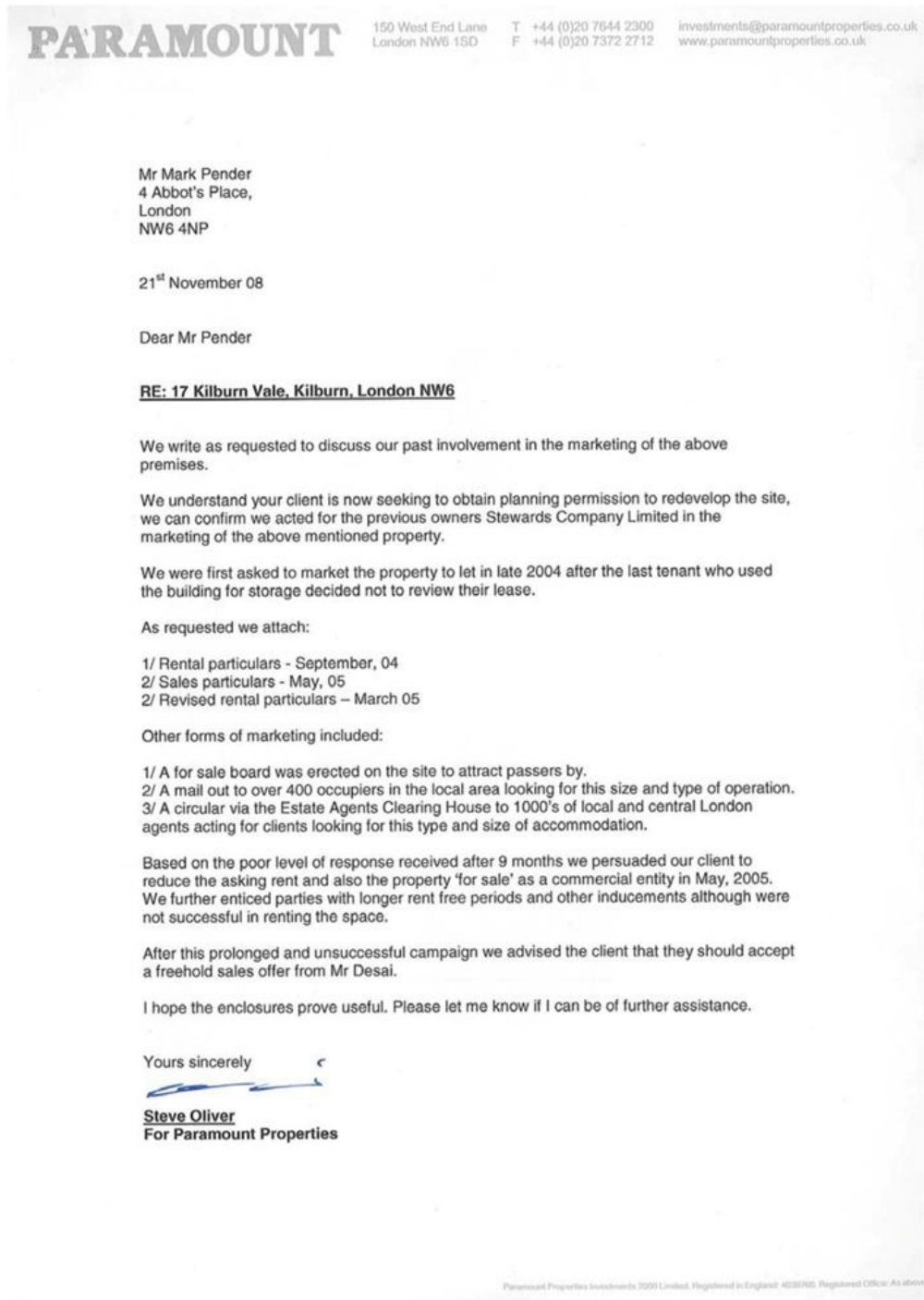
Ref: ME-300

The proposal is for redevelopment and conversion of an existing vacant warehouse (B8 Use Class) on the ground floor, together with the alterations to the ground floor of the residential unit (one 2 bedroom building) to provide one bedroom residential unit at the rear and 2 bedroom residential unit at the front (C3 Use Class).

The site consists of two building elements: front part (No. 17a) and the rear part (No. 17). The existing front building element accommodates approximately 131m² of B8 Use Class floorspace on the ground floor, which was last used by a charity as a warehouse until late 2004. The 3 storey element at the rear accommodates one 2 bedroom flat and also was vacant since 2004. From 1st of December 2011 the C3 Use Class unit at the rear has been occupied by the residents.

Prior to the applicant's purchase of the site an extensive period of marketing was undertaken by Paramont and for the support of marketing evidence an appendix 1 is attached. In the 9 month of marketing there was no interest in the property which justifies a non-viability of the application site.

APPENDIX 1





PARAMOUNT

020 7372 0202

B1/B8 Opportunity **(Due to relocation)**



17 Kilburn Vale, Kilburn, London NW6 4QL

LOCATION

Kilburn Vale is a peaceful road within a short walk of the High Road, West Hampstead, Bakerloo and Jubilee Line Stations. Each floor has the ability of being self contained. The building has been well maintained and recently re-decorated.

DESCRIPTION

the property has been used as a storage depot. The front and rear elevations are brick of brick construction with rendered sides under pitched tile roof with an ornamental feature under a flat felt roof. To the rear of the property there is a dilapidated outbuilding.

The property sits on a site 3,200sq.ft

150 West End Lane LONDON NW6 1SD



ACCOMODATION	Ground floor	207 sq m	2,233 sq ft
	1 st Floor	58.3 sq m	628 sq ft
	2 nd Floor	58.3 sq m	628 sq ft
	TOTAL	324 sq m	3,489 sq ft

PLANNING The property currently has B1/B8 use

CAR PARKING 1 car parking space

PLANS *available on request*

RATES RV £10,250
Rates payable £5,125

TENURE Freehold

PRICE £650,000

VIEWING Call Steve Oliver 020 7644 2304/07768 105082
Paramount Properties Investments 2000 Ltd

These particulars are believed to be correct; however they do not form part of any contract.

Prospective purchasers are advised to make their own enquiries.

REF:08/05/05



ACCOMODATION	Ground floor	207 sq m	2,233 sq ft
	1 st Floor	58.3 sq m	628 sq ft
	2 nd Floor	58.3 sq m	628 sq ft
	TOTAL	324 sq m	3,489 sq ft

PLANNING The property currently has B1/B8 use

CAR PARKING 1 car parking space

PLANS *available on request*

RATES RV £10,250
Rates payable £5,125

LEASE FRI lease available for a minimum term of 5 years

PRICE £9,500 per annum

VIEWING Call Steve Oliver 020 7644 2304/07768 105082
Paramount Properties Investments 2000 Ltd

*These particulars are believed to be correct; however they do not form part of any contract.
Prospective purchasers are advised to make their own enquiries.*

REF:07/09/04