



SURVEYORS, VALUERS & ESTATE AGENTS

Sardinia House 52 Lincoln's Inn Fields London WC2A 3LZ

Tel: 020 7404 5043 Fax: 020 7404 5808

E-mail: [gpc@galepriggen.co.uk](mailto:gpc@galepriggen.co.uk)

Web: [www.galepriggen.co.uk](http://www.galepriggen.co.uk)

Ref: TPG/KO

26 October 2011

Tara Crest Ltd  
c/o Suite 1  
Claridge House  
32 Davies Street  
London W1K 4ND

Dear Sirs

**63 Shelton Street London WC2**

By way of background, I am Chartered Surveyor with 29 years' experience dealing with property in the Covent Garden and Holborn areas of London. You have requested my professional comment in relation to this building and its suitability for the existing use. I have also considered what, if any, alternative uses the property may be suitable for.

Following discussions with your retained agents, E A Shaw, I made inspection of the above property on the 21<sup>st</sup> September 2011.

I understand you are the owner of the property and are hoping to sell the building with vacant possession. I believe you originally utilised the services of property agents Messrs Robert Irving & Burns and having failed to elicit much interest you subsequently engaged the services of EA Shaw & Partners.

I would therefore comment as follows.

**Existing Use**

At the time of my inspection, the property was occupied, with the majority of floors arranged as two classrooms. We observed numerous staff and students moving from floor to floor, and a somewhat crowded ground floor reception. There also appeared to be several students immediately outside the property enjoying a comfort break/cigarette.

Although in my experience of dealing with this type of occupier it would be fair to say there are several different styles of occupation, the way the property presented was, I would say, pretty typical of a D1 tenant.

There are a number of drawbacks and disadvantages presented by the property.

In my opinion the wc provision is inadequate and, moreover, the arrangement far from ideal, with most of the facilities comprising single wc's situated off the half landings. This is particularly unsuitable for disabled use.

The configuration of the floors (L-shaped, wrapping around the lift core/ stairwell) is not conducive for use as one large classroom on each floor, so they have been divided in the main to form two much smaller classrooms on each of the upper levels. All seem to be pretty densely occupied.

There is a single lift, but it was not in operation/repair at the time of my visit. Inspection was not possible but I believe the capacity to be 4 persons, which may not be of significant benefit, bearing in mind the numbers of staff and pupils needing to access the uppermost floors. We do not believe that access to the lift would be sufficient for a wheelchair.

There is no natural light to the basement, rendering this very much ancillary space, and though a cooling unit has been installed, it is the only one I noticed within the building. There is only one kitchenette/tea-point, which is also located at basement level.

In my opinion, the building in terms of both location and physical arrangement is unlikely to fulfill sufficient criteria to be suitable for other D1 uses – namely, as a place of worship, an art gallery or a nursery.

#### Alternative Use

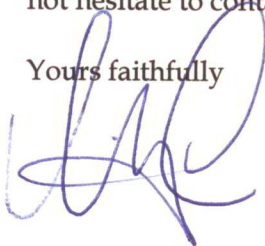
A small, self-contained building of this nature in central Covent Garden should be a sought after commodity; however, for the reasons stated above, I believe any D1 user is unlikely to consider the size and arrangement of the space to be suitable for their needs.

The most viable, obvious alternative would be for consent to be obtained for general office/B1 usage on the basement and ground floors with residential flats on the upper floors. One would generally expect a B1 user to be able to utilise the internal arrangement well on the ground and basement floors, with open plan reception and office space on the ground and ancillary office, meeting room space and a kitchenette in the basement. The upper floors could then be made fully self-contained and used as high quality residential flats.

The wider range of potential occupiers able to consider a property of this nature would, I believe, greatly enhance the prospects of achieving a sale. In terms of its location, I would suggest that as a mixed use office and residential building, offering a quiet position and enjoying easy access to nearby Covent Garden, would be much more suitable and considerably enhance the immediate neighbourhood.

I hope this provides sufficient comment and information for your purposes at this stage; however, if you would like me to expand on any of the points raised above, please do not hesitate to contact me.

Yours faithfully



T P GALE