

Trevor Standen

From: Nicholas Silver [Nicholas@rib.co.uk]
Sent: 23 November 2009 10:53 AM
To: Trevor Standen
Attachments: s963.doc

Dear Trevor

Further to our telephone conversation, I enclose the details on Drury lane. We have been actively been marketing this for about a year with very little success. In respect to the marketing we have put a large poster in the window saying A1 retail unit to let, we have advertised it on our web site, and mailed it out to our our applicants, made all the central london Estate Agents in excess of 500 have and are aware of this unit. Before us a local agent in Covent garden called Robin Calver was marketing the unit between 6/8 months to no avail.

Regards

Nicholas



Nicholas S. Silver

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Web: www.rib.co.uk 23-24 Margaret Street, London, W1W 8LF

A1 RETAIL PREMISES

To LET

**171 Drury Lane, Covent Garden,
London WC2**

*** 1,108 Sq.Ft ***

Location: Located on the east side of Drury Lane between the junctions of Macklin Street and Parker Street. Covent Garden and Holborn Underground stations are within close proximity.

Floor Area: Ground Floor 1,108 sq.ft.

Rent: All offers seriously considered.

Lease: A new full repairing and insuring lease, by arrangement.

Possession: Immediate.

Legal Costs: Each party to be responsible for their own legal costs.

Viewing contact owners agents:

RIB

Kelly Jones
Tel: 020 7927 0621
Kelly@rib.co.uk

Stephen Hickey
Tel: 020 7927 0617
Stephen@rib.co.uk

S963

Trevor Standen
RadcliffesLeBrasseur
5 Great College Street
Westminster
London SW1P 3SJ

Date: 25th November 2009

Our Ref: NSS/PCT

Dear Trevor

171 DRURY LANE, LONDON WC2 – A1 UNIT

In respect to the marketing of the above unit prior to us marketing it, Robin Calver was marketing it from January 2008 to the end of December 2008 when he had an offer, but the Tenant could not raise the money for this new business. Thereafter, we re-marketed. We had two parties who showed interest but this proved to be abortive due to the fact that they thought this was very secondary for a retail unit.

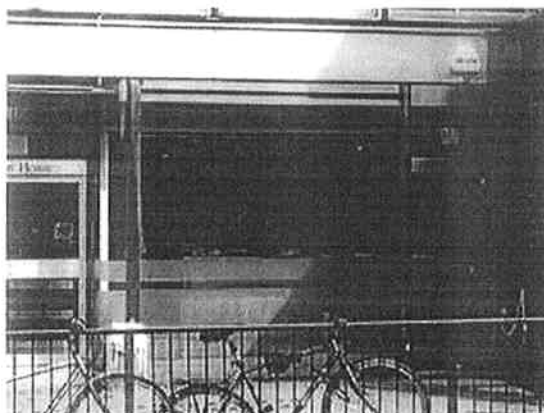
We then arranged for a poster to be placed in the window so anyone in the area could contact us. We mailed all the main retailers together with some of the more destination retailers but again there was no interest. We arranged for it to be placed on our website. We did get a number of inspections but everyone who inspected it said that it was not in the retail section of Covent Garden. Moreover, we also distributed it to all the Central London Estate Agents, of which there are over 500 Agents and again, to no avail. At this moment in time, we have no interest in the unit and we are still marketing it.

Yours sincerely
pp ROBERT IRVING BURNS

NICHOLAS S SILVER
 020-7927-0622
 020-7636-9960
 Nicholas@rib.co.uk

PROPERTY PARTICULARS

PROPERTY LOCATION: COVENT GARDEN, LONDON WC2E 5DE

TEL: 020 7497 0402 FAX: 020 7497 0403 EMAIL: enquiries@robin-calver.com www.robin-calver.com**ROBIN
CALVER**
CHARTERED SURVEYORS**COVENT GARDEN SHOP****171 DRURY LANE WC2****1,108 SQ FT (102.9 m²)**

Location	Located on the east side of Drury Lane between the junctions of Macklin Street and Parker Street. Nearby occupiers include Majestic Wine Warehouse, Dancia and William Hill.		
Accommodation	Ground Floor	1,108 sq ft	(102.9m ²)
	Max Internal Width	28' 10"	(8.8m)
	Shop Depth (maximum)	50' 6"	(15.44m)
Lease	A new lease on FR&I terms direct from the freeholder.		
Rent	£42,500 pax		
Rates	Rateable Value £28,250. Rates payable 2008/2009 £13,051		
Viewing	Through Sole Letting Agent		
June 08	ROBIN CALVER 020 7497 0402		

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