

Harry Renton-Rose

From: Metin Yildirim [MY@Salter-rex.co.uk]
Sent: 08 July 2015 16:18
To: Harry Renton-Rose
Subject: 38 Chalcot Road NW1

Dear Harry,

Further to the representation made by Miss Towing, in respect of the live application for the change of use at 38 Chalcot Road (LPA Ref: 2015/2074/P), I have set out my response to the points raised below:

- Miss Towing and I arranged a viewing on 5th May 2015. During the viewing she was interested in changing the demise here and there and expressed an interest in serving food and alcoholic drinks at the premises.
- Miss Towing stated that she was well acquainted with members of local community and the planners at the Camden Council.
- At our meeting, I set out the asking rent of £45,000 per annum Exclusive and that the client is open to offers and willing to offer incentives to potential occupants.
- I recommended that Miss Towing should make an offer and set out her business plan and any drawings detailing the proposed changes she would need to make to the premises.
- At all times I stressed that the client is open minded concerning the potential fit out of the shop and is willing to offer a minimum of a 3 month rent free period, depending on the rent and type of business in occupation.
- During the meeting, Miss Towing made reference to the use of garden. Within her representation, stated that I mentioned the clients use of this area. It should be noted that I have no knowledge of my clients family situation, however, this part of the property would indeed form part of the residential use/part and would not form part of a potential retail unit were it to be let.
- Letting a commercial property is a long commitment and a big liability financially, as agent we are required to source the best possible tenant to take occupation of a property with the right references and qualities required by Salter Rex and the Client.
- As a commercial agent I will always ask potential Tenants to provide some background information, such as; previous business experience, similar experience in their proposed industry or experience in dealing with property.
- Miss Towing informed me that she had not owned or run a business before, but worked within the industry.
- At the end of the meeting, I explained that if Miss Towing was prepared to make an offer, we would relay it to the client.
- I advised that she may want to conduct another viewing with her builder or architect before submitting any proposed plans to ensure what she was proposing was achievable.
- I advised Miss Towing that she would require the landlords consent to carry out any works. In addition, she must obtain planning consent and an Alcohol License (A3/A4) to serve alcohol/Hot food in the premises.
- Miss Towing was confident that she would be able to acquire these consents.

- Subsequently to the viewing a further viewing was arranged for the 26 May 2015 to enable Miss Towing to show her architect around the premises.
- Whilst I was on leave, Miss Towing rang the office and spoke to my line manager. Miss Towing enquired about Salter Rex's involvement in the current planning application (LPA Ref: 2015/2074/P). My line manager explained that Salter Rex had provided a Marketing Report setting out the experience of letting the premises.
- Miss Towing did not turn up for the viewing on 26th May 2015 as she was unhappy with Salter Rex's involvement in the planning application.
- We are currently still advertising the property on a variety of portals, including the local paper "Ham and High" in order to gain the attention of the local people and businesses. To date, we have not had a single reasonable offer that we would relay for our clients attention.
- From my experience in dealing with this premises and potential tenants that have viewed the property, the reason for the lack of interest has been the lack of foot fall in the area.
- I attach the latest advert we have placed within Local Paper.

I look forward of hearing from you soon.

Regards

Metin Yildirim
Commercial Agent

Salter Rex LLP Chartered Surveyors & Estate Agents
Crown House
265/267 Kentish Town Road
London
NW5 2TP

Direct Dial: 020 7428 6801

Tel: 020 7267 2071 (Main Switchboard)
Fax: 020 7485 8488

This message is intended only for the use of the person(s) ("the intended recipient(s)") to whom it is addressed. It may contain information, which is privileged and confidential within the meaning of applicable law. If you are not the intended recipient, please contact the sender as soon as possible. Views and opinions expressed in this communication are not necessarily held by, or endorsed by Salter Rex Chartered Surveyors. Whilst every attempt is made at ensuring this communication is virus free, please ensure that you virus scan any attachments to e-mails as the sender cannot guarantee that they are 100% virus free.