

Mr S Conrad
CPK Consultants
239 Mitcham Road
London
SW17 9JG

Dear Mr Conrad,

We were invited to value Ground Floor/Doctor's Surgery, 125 West End Lane, London, NW6 2PB on 17/12/2014 by one of the owners, Dr S Grasse.

We received instructions to market the property on 02/06/2015, at the time Dr Grasse had applied for change of use back to residential, subsequently that application was withdrawn with a view to an incoming purchaser

Prior to the commencement of our marketing, the Doctor's Surgery closed and we were informed that the D1 use was no longer fit for purpose. We are aware that Dr Grasse was informed that the London Region Decision Making Group at NHS England took the decision to disperse the patient list for this practice, 21st April 2015. The premises have been empty since 15/5/2015. Dr Grasse engaged the help of a consultancy to assist in the planning permission change but on the agreed sale of the surgery on an unconditional basis he stopped the application so none was ever started.

Our observations and opinion, during the marketing of the property are that it is not currently marketable as commercial premises due to its current condition and the location of the property. It falls outside the current commercial hub of West Hampstead and as such does not attract much renewable commercial interest. With Dr Grasse's patient list dispersed, new surgery registrations would be necessary and given the location we feel that this could be difficult. The property is a ground floor flat in a period conversion surrounded by residential property.

There have been difficulties with this sale as there is very little funding available for an empty commercial unit and in terms of value; it would be worth significantly less than its current value. We have already had two aborted sales of this property as many finance dependent purchasers struggle on empty commercial properties of this size and in this condition.

Yours sincerely,

Franco Difato

Sales Negotiator

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