



LETTINGS - SALES - MANAGEMENT - RESIDENTIAL - COMMERCIAL

49 Cross Street
Islington
London N1 2BB

T: 0207 226 2777
E: admin@friarlettings.co.uk
W: www.friarlettings.co.uk

21 August 2015

Mr Bill Stinson
5 Bewcastle Gardens
Enfield
Middlesex EN2 7PH

Dear Mr Stinson

61 Camden Mews London NW1 9BY

I understand that you require evidence of your and our attempts to let the above property as commercial premises over the last 2 years.

I write as a Director of Friar Lettings Agency, a well-established Letting Agency based in Islington since 1st September 1999.

I can confirm that following your instructions, we first inspected the premises on 08/08/2013 and first put it on our books as suitable for garage/B1 use on 10/08.2013. We have had the premises continually on our books since then with little interest from prospective tenants and no firm sensible offices.

We have advertised the premises in 3 ways:

- In the shop window of our business premises in Cross Street Islington.
- With a 'To Let Board' on the actual premises themselves and
- On the Rightmove website.

Despite this we have had little interest from prospective tenants over the last two years.

The feedback we have received from prospective tenants is:

Contd/

Contd - 2 -

Garage use:

- Lack of off-street parking and no prospect of obtaining permits for on-street parking.
- Inadequate size to justify its use as a commercial motor repair garage.
- Dilapidated state of the building.

Potential B1 use:

- Location is poor (it is not near any other established commercial premises)
- Not near enough to London Underground station.
- Dilapidated state of building.
- Unsuitability of premises.
- Size and condition of building does not justify expenditure to convert it into suitable office premises.
- High business rates.
- Lack of parking.

This has led us to conclude that there is no demand for this type of business premises in this particular area and given the nature of the reasons stated by prospective tenants we can see no evidence for this position changing in the foreseeable future. We can also confirm that the previous owners sold the premises because they also had it empty for two years and could not let it.

I would be happy to speak to the planners if they wish to verify the above with me.

Yours sincerely



Gillian Clyne