

Heywoods

Estate Agents

1st April 2016

Regeneration and Planning Development Management
London Borough of Camden
Town Hall
Judd Street
London
WC1H 8ND

Dear Sir Madam,

RE: 14 Daleham Mews, LONDON NW3 5DB

We have been approached by the owners of 14 Daleham Mews in respect of the commercial floorspace at this property which has most recently been used for motor vehicle repairs (B2 Use Class).

We have been asked to advise the owner about the possible implications of their intent to modify part of the ground floor space within the building, where they propose to convert approximately 18.75sqm of the current 88.1sqm to residential use.

It is my opinion that the proposed new size of the unit, (69.35sqm) looks to me to be sufficient to easily allow its continued commercial use as a working garage. The unit could also be used for alternative commercial ventures, and would be of interest to many start-up or established business's.

Based on our long experience of the local market, the proposed change of use would not, in our view, undermine potential interest in this commercial unit.

Yours sincerely

Angela King
Sales Director
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