

**71 Falkland Road  
London  
NW5 2XB**



**Marketing Update  
June 2016**



Commercial  
Residential  
Sales  
Lettings  
Auctions  
Management

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Regulated by RICS

### Introduction

- ❖ Drivers & Norris have been established since 1852. We are renowned for having the highest standards of quality and integrity in all our property dealings.
- ❖ Our office is located in a very prominent position on Holloway Road, close to Seven Sisters Road and Parkhurst road. This is the perfect place to carry out commercial property dealings as we are in a densely populated commercial catchment area, surrounded by shops and businesses.
- ❖ Our geographical area of expertise covers the whole of North London which includes Kentish Town where this property is located.

### Instructions

- ❖ We were contacted by the present owner of 71 Falkland Road, Ms P Aspris in February 2015.
- ❖ The ground floor retail element was vacant due to the previous tenant not being able to pay the rent. It was in need of some immediate repairs and we were waiting to see what interested party we had in order to fit it out to their requirement.
- ❖ We were instructed to market the property on a rental basis and were open to potential occupiers.

### Marketing

I can confirm that the following marketing has been undertaken

- ❖ Marketing particulars incorporating external photos of the premises, size and location. A map of the area was prepared, a copy of which is attached.
- ❖ The property was displayed and advertised locally and nationally on the commercial section of our company's website, which is extensively used by applicants and agents alike.



### Interest Generated

- ❖ Since we started marketing the property in April 2015 we have received numerous enquiries.
- ❖ The majority of enquiries were retailers however the location of the property was a major issue as it is in a residential catchment area. As such nothing came of these enquiries.
- ❖ Several applicants were interested in using it as an office (A2 use) but the lack of parking spaces meant that this wasn't a viable option.
- ❖ Remaining candidates failed to return our calls so we presume they were no longer interested.

### Conclusion

- ❖ Thank you for this opportunity to market your property. We are sorry to report that at this time we have not found a suitable party to take on the premises.
- ❖ If you would like us to we continue will gladly continue to market the property.