

Wednesday, 04 April 2018

Ms Kristina Smith  
BA (Hons) MSc  
Planning Officer  
Camden Council  
5 Pancras sq  
N1C 4AG

Dear Ms Smith,

### 15 Grape Street, London, WC2H 8DR

Rahim Virani, owner of the above property, has requested a letter from us outlining our marketing and detailing the responses received in respect of the above property.

1. The change of use regards the ground (871 sq ft) and lower ground (904 sq ft) of 15 Grape Street with a net internal area of 1,775 sq. ft.
2. The property was occupied by the Embassy of Cuba before it became vacant in 1<sup>st</sup> January 2016.
3. Comprising four upper floors, a ground and a basement, the sole other tenant includes FGI Finance (3<sup>rd</sup> floor).
4. We were formally instructed to market the property from February 2016 for B1 use following the Cuban Embassy lease expiry, the building finished a comprehensive refurbishment in September 2017.
5. Details of the listing were advertised and profiled on the following websites: Farebrother, Realla, CoStar, Zoopla and the Estate Agency Clearing House.
6. Details of the property were also sent to agents across London / South East. Many of these represent national brands and household names.
7. Since marketing the property, we have only had 34 viewings for the available space. The feedback for the ground and lower ground from any viewing party for the ground/lower ground floors has indicated the layout does not lend itself to conventional B1 office use.

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**Farebrother** Alistair Subba Row (Senior Partner), Julian Hind BSc MRICS, Malcolm Brackley BSc MRICS, Charles Thompson BSc (Hons) SIOR, Alastair Hilton BSc (Hons) MRICS, Mark Anstey BSc (Hons) MRICS.

David Harris BA, Andrew Glover BSc (Hons) MRICS, Simon Leach MA (Oxon) MSc MBA MRICS, Neil Davies MRICS, Ciara O'Brien MA MSc MRICS, Hugh Tippet DipArb FRICS MCI Arb, Matthew Causer BSc (Hons) MA MRICS, Matt Martin BSc (Hons) MRICS, Tom Swanson MRICS, David McCausland BSc DiplEng CES MRICS IRRV

**Associates** Nick Willson BSc (Hons) MRICS, Kevin Lee BSc (Hons), Martyn Winslade BBS (VPM), Ben Fisher BSc (Hons) MRICS, Nick Patterson MRICS, Tim Cooney BBus (Man), Alex Krivinkas MSc MEng MRICS, Jack Williamson BSc (Hons) MRICS.

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8. Despite, continued marketing of the unit, we have received no interest for the ground and lower ground for the current use.
9. The marketing value of the unit is in line with area averages and based on our extensive experience of the area, is appropriate to a unit of this size and quality.

We are hopeful of achieving a similar positive outcome if D1 planning class can be added to the unit's existing B1 lawful use, which as we have described above, is limiting tangible interest.

10. Our client is obviously keen to secure a permanent operator for the unit as soon as possible within this prime commercial area given the length of time for which the unit has been vacant and on the market. The unit is in a fantastic condition but its vacancy currently detracts from the streetscene, which is a thriving business and commercial area.
11. We therefore respectfully request that Rahim Virani's planning application to change the lawful use, and subsequently allow an D1 operator to locate at 15 Grape Street, WC2, is permitted.

Yours sincerely



**FAREBROTHER**