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Jack Straw's Castle, North End Way- Viability Report

Dear Mr. Thuaire,

The Ground and Lower Ground floor of Jack Straw's castle has been marketed by Metrus since January 2017 as D2/B1 it has received no interest.

The agents Davis Coffey Lyons received an offer on the 24th October 2018 for the Lower Ground Floor only for D2 (gym) use. The improvement in the light brought in from the new doors with the latest application 2018/4457/P, 4689/L. is seen as beneficial to the sole use of the Lower Ground Floor.

The marketing evidence and advice to date suggests a reduced square footage would have broader appeal to prospective tenants.

There is currently an offer for educational use, a potential tenant is now in early stage discussions with Camden council regarding this use.

Kind Regards,

Nicole Wilson

