



FAREBROTHER

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Friday, 12 April 2019

Planning Department
London Borough of Camden
5 Pancreas Square
London
N1C 4AG

Dear Sir/Madam,

Re: 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 application regards the 1st floor of 15 Grape Street with a net internal area of 764 sq. ft.
2. The property was occupied by the Embassy of Cuba before it became vacant on 1st January 2016.
3. Comprising four upper floors, a ground and a basement, the other tenants include FGI Finance (3rd floor), B1a use, and Covent Garden Dental Spa (Ground and Lower Ground) for a D1 use.
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, Rightmove, 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 48 viewings for the available space. The feedback for these floors are that the layout does not lend itself to conventional B1 office use.
8. Despite, continued marketing of the unit, we have received no interest for the 1st floor 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 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.



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11. We therefore respectfully request that the planning application for dual lawful use, and subsequently allow an D1 operator to locate on the 1st floor 15 Grape Street, WC2, is permitted.

Yours sincerely

Alex Krivinskas
FAREBROTHER

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