

From: Jon Hughes <jonhughes@dexters.co.uk>

Subject: 74 Fortune Green Road, London NW6

Date: 6 November 2019 at 12:26:42 GMT

To: Orly Weinberger <orly@hozeinvestment.com>

Dear Ms Weinberger,

Further to our meeting at the above property last week, I am emailing to confirm my thoughts on the commercial element of the property.

In my opinion, a smaller retail unit would be better suited for this location and also would be more straightforward to let. I feel that the location would not properly support a larger unit as it is too far from the main shopping area on West End Lane to be able to justify a large unit as I do not feel that there is sufficient demand.

I think that a unit of circa 30-35 square metres in size would be more viable for this location with a view to trying to attract a smaller, more niche, tenant. At this sort of size, I think there is a higher chance of a tenant taking on the unit and thereby avoiding a long period of vacancy which, in turn, has a further adverse effect on the area overall.

Should you need any further advice on this please do not hesitate to contact me,

Kind regards

Jon

Jon Hughes | **Director**

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