



13th March 2020

Camden Council Planning Department
London Borough of Camden
5 Pancras Square,
London N1C 4AG

Dear Sir / Madam

Re: Change of Use of 187 Kings Cross Road, London WC1X 9DB

Mortimers were instructed to market the above property on 18th November 2019. We placed a board on the building to advertise the property and distributed our marketing particulars to all enquiries received from the board. We received 6 enquiries between the 27 November and the 17 December 2019. Proposed uses were mostly non retail and included nail bar, D1 Therapist and a coffee shop.

The previous occupier used the property as an office for their media agency and moved out of London to work from home. They wanted to secure a new tenant as quickly as possible to minimise any void periods.

Ms Truong's business proposal was put forward and approved by our client as they were keen to see the property occupied to avoid rates liability and to cover their mortgage obligations. Our client was happy with the tenants business plan and proposals so accepted their offer to rent the premises.

The quality of the tenants generally were poor all either new start ups or Companies with very little history or credibility. There are numerous office buildings in the surrounding area more suitable for office occupiers. Most occupiers in the parade are non office use and include Barbers, Sandwich shops / restaurant and other food retailers. There are 2 barbers serving mainly male clients and we believe the proposed tenants business would seem to fit in well with other uses complimentary uses in this retail parade.

Yours sincerely,

Justin P Mortimer BSc MRICS

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