

5<sup>th</sup> January 2020

Dear Sir / Madam,

**159-161 Camden High Street**

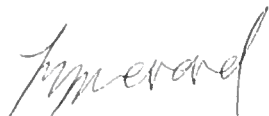
I am writing to you in regards to the property 159-161 Camden High Street, as the current retail agent instructed by my client to let the property. I write to confirm my full support for the application for the change of use class from A1 to A3.

Knight Frank were instructed in August 2017 with sole letting rights for the property. However before this the property had been on the market since late 2015, with differing agents. Since the property has been vacant it has been marketed by Christo & Co, AGL, John D Wood who were all unsuccessful in securing an A1 tenant. Knight Frank were then instructed in 2017 with John D Wood being brought on a year later as joint agents.

The entire property was initially marketed as a whole unit and in that time there was only one A1 offer on the whole from Wilko in 2016 however this fell through. Tesco then took half of the unit in January 2018 and since then there have been no proposals from A1 users but several from D1 and Sui Generis however they have also fallen through. Most recently the property was under offer last year to Dentix and an application had been made for the change of use to D1 however the company pulled out mid-way through the process.

It is our opinion that we will not find an A1 user to take this unit and as such the property would benefit from a change in use class to A3.

Yours faithfully



**Lizzie Everard**

Retail

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