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30 June 2020

To Whom It May Concern,

Re: 141 Fortess Road, London NW5 2HR — Ground Floor Lock Up Shop

Ican confirm that the above commercial premises have been marketed by Drivers and Norris since 28 December 2018 and has been vacant for the entirety.

In order to source suitable tenants for the unit, we have marketed the property on:

- Rightmove
- Zoopla
- On the Market
- CoStar
- Drivers and Norris Website

A to let board was erected outside the property and sent out the property details to our extensive database of prospective tenants.

The property was listed at £22,000 per annum at the start. Late February 2019 after lack of interest the landlord had agreed to reduce the asking price to £19,500 per annum.

We have carried out 30 viewings on the property in that time and have received no suitable offers from A1/retail businesses. The applicants included but not limited to butchers, nail bar, hairdresser, café and off license.

The reasons for not proceeding ranged from:

- Too small
- Low footfall
- Too many competing businesses with similar offering
- No garden or outside seating



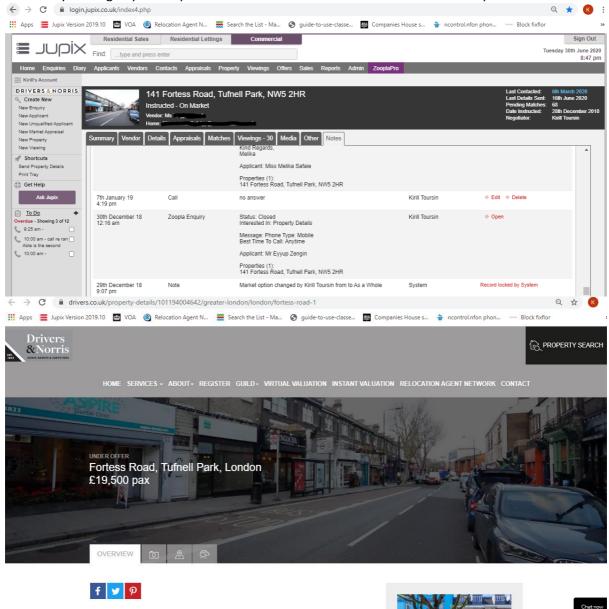








Below are screen shots of Drivers and Norris particulars and our system to confirm listing date. Unfortunately major portals only keep the listing live for 8-12 weeks after it's marked under offer. Since the listing was marked under offer in January 2020 that timeline has passed. However, it's evident by visiting any of the portals that we advertise on the above mentioned platforms.



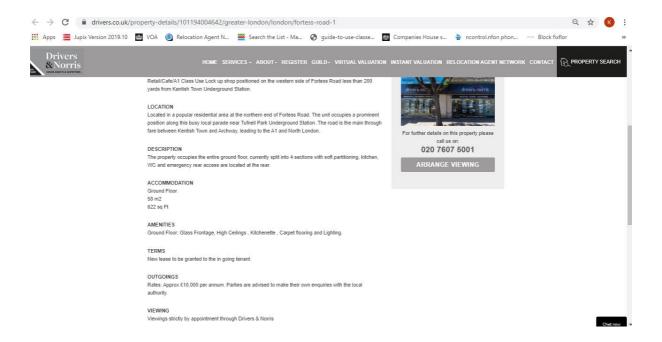








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If you require any further information please don't hesitate to contact me.

Yours faithfully,

K Toursin Commercial Manager Drivers and Norris









