



42 Chalton Street, London, NW1 1JB

It is our opinion that the commercial property market in Somers Town is on a decline due to the on High Street location and plus the lack of visibility of businesses from the main street. A typical example would be the empty shops on Eversholt Street. Local councillors have been rallying and promoting the market Wednesday, Thursday and Friday, but it is only taking place on Fridays.

These days any new, or even existing businesses, look for good locations mainly on high streets and if the property is in a side street it affects the demand.

Chalton Street would be one of the worst streets for a business to locate too as it is completely hidden from view and the entire street is residential.

As regards to D1 educational institutions in the area, there is a brand new school on Churchway, just down the road, on Chalton street there is Fine Tutors and Regent High School, in addition to this, Somers Town youth centre and other public and private educational institutions.

Kindly research the D1 institutions mentioned and you will see the majority of them are very large enterprises.

We have been marketing 42 Chalton for the last 12 months and we didn't find anyone who can establish an education institute (thinking it is close to central London and Euston station) but upon viewing lost it due to location.

The only good offer was an A1 to build a coffee shop which is why this application is being made.



We advertise on all main property sites, which include but not limited to, Rightmove, Zoopla and Prime location. We also do mass marketing to thousands of potential clients throughout our computerised system so anyone looking for commercial or residential space in London. So let me assure you that no avenues are left unturned.

In addition to all of this, original lease was for A1 usage, and afterwards the usage was not changed, only permission for D1 was granted.

The previous business, which tried to open D1 educational institution has never started trading, the premises were only used for a short period by Somers Town Islamic Cultural and Education Centre due to the Thames Water mains burst flooding on Churchway on 2 occasions.

Given the circumstances, I believe D1 usage was never in use or in force as a business never started trading.

Also, please look into legalities of non-usage of the new usage (in this case, D1) which should help to revert back the usage to the original A1 easier.

If you require any further details please do feel free to contact me.

Kind Regards

Zuzanna Bamweyana