

Appendix 1



Photograph 1. Existing Street View



Photograph 2. Google Streetview (Summer 2019) prior to occupant vacating



Photograph 3. Existing Front of House area



Photograph 4. Existing Back of House area



Photograph 5. Existing Back of House area



Photograph 6. Existing Back of House area

Appendix 2

Coronavirus

See [Coronavirus legislation](#)
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The Town and Country Planning (General Permitted Development) (England) Order 2015

UK Statutory Instruments 2015 No. 596 SCHEDULE 2 PART 3 Class M – retail...

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Status: This is the original version (as it was originally made).

Class M – retail or betting office or pay day loan shop to dwellinghouses

Permitted development

M. Development consisting of—

- (a) *a change of use of a building from—*
- (i) *a use falling within Class A1 (shops) or Class A2 (financial and professional services) of the Schedule to the Use Classes Order;*
 - (ii) *a use as a betting office or pay day loan shop, or*
 - (iii) *a mixed use combining use as a dwellinghouse with—*
 - (aa) *a use as a betting office or pay day loan shop, or*
 - (bb) *a use falling within either Class A1 (shops) or Class A2 (financial and professional services) of that Schedule (whether that use was granted permission under Class G of this Part or otherwise),*
- to a use falling within Class C3 (dwellinghouses) of that Schedule, and*
- (b) *building operations reasonably necessary to convert the building referred to in paragraph (a) to a use falling within Class C3 (dwellinghouses) of that Schedule.*

Development not permitted

M.1 Development is not permitted by Class M if—

- (a) the building was not used for one of the uses referred to in Class M(a)—
 - (i) on 20th March 2013, or
 - (ii) in the case of a building which was in use before that date but was not in use on that date, when it was last in use;
- (b) permission to use the building for a use falling within Class A1 (shops) or Class A2 (financial and professional services) of the Schedule to the Use Classes Order has been granted only by this Part;
- (c) the cumulative floor space of the existing building changing use under Class M exceeds 150 square metres;
- (d) the development (together with any previous development under Class M) would result in more than 150 square metres of floor space in the building having changed use under Class M;
- (e) the development would result in the external dimensions of the building extending beyond the external dimensions of the existing building at any given point;
- (f) the development consists of demolition (other than partial demolition which is reasonably necessary to convert the building to a use falling within Class C3 (dwellinghouses) of the Schedule to the Use Classes Order); or
- (g) the building is—
 - (i) on article 2(3) land;
 - (ii) in a site of special scientific interest;
 - (iii) in a safety hazard area;
 - (iv) in a military explosives storage area;
 - (v) a listed building; or
 - (vi) a scheduled monument.

Conditions

M.2—(1) Where the development proposed is development under Class M(a) together with development under Class M(b), development is permitted subject to the condition that before beginning the development, the developer must apply to the local planning authority for a determination as to whether the prior approval of the authority will be required as to—

- (a) transport and highways impacts of the development,

- (b) contamination risks in relation to the building,
- (c) flooding risks in relation to the building,
- (d) whether it is undesirable for the building to change to a use falling within Class C3 (dwellinghouses) of the Schedule to the Use Classes Order because of the impact of the change of use—
 - (i) on adequate provision of services of the sort that may be provided by a building falling within Class A1 (shops) or, as the case may be, Class A2 (financial and professional services) of that Schedule, but only where there is a reasonable prospect of the building being used to provide such services, or
 - (ii) where the building is located in a key shopping area, on the sustainability of that shopping area, and
- (e) the design or external appearance of the building,

and the provisions of paragraph W (prior approval) of this Part apply in relation to that application.

(2) Where the development proposed is development under Class M(a) only, development is permitted subject to the condition that before beginning the development, the developer must apply to the local planning authority for a determination as to whether the prior approval of the authority will be required as to the items referred to in subparagraphs (1)(a) to (d) and the provisions of paragraph W (prior approval) of this Part apply in relation to that application.

(3) Development under Class M is permitted subject to the condition that—

- (a) development under Class M(a), and under Class M(b), if any, must be completed within a period of 3 years starting with the prior approval date; and
- (b) a building which has changed use under Class M is to be used as a dwellinghouse within the meaning of Class C3 of the Schedule to the Use Classes Order and for no other purpose, except to the extent that the other purpose is ancillary to the primary use as such a dwellinghouse.

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Appendix 3



17 Hanover Square
London, W1S 1BN

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claridges-commercial.co.uk

6th August 2020

Mr T Humphries
First Plan Limited
Broadwall House
21 Broadwall
London SE1 9PL

Dear Mr Humphries

306 Kilburn High Road, London NW6 3DB
Marketing Report

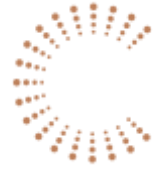
Further to your request to provide you with our marketing history for the above property, I am writing to respond as follows:-

We were originally instructed to market the property on 14th June 2019. At this time the property was still let to Herbert Brown who were previously trading as a pawnbrokers and foreign currency exchange. The premises were closed as the business went into an insolvency process and ceased trading.

The shop is a corner property of 82 sq m (882 sq ft) arranged as a retail currency exchange type set up with secure counters at the front with anti-bandit glass and then leading by way of a narrow doorway under the stairs to a rear section which was mainly unused save for rubbish and storage.

We erected our Claridges agency board at the property and advertised on our own website as well as on numerous property portals such as EG Propertylink, Zoopla, Costar (Shop Property), EACH (Estate Agents Clearing House) and PIP (Perfect Information Property) and also to our applicant database which currently totals around 32,000 applicants. Initially we had a flurry of enquiries and some viewings including from the tenants of the adjacent property for expansion but we quickly realised that due to the fact that the rear of the property (which is probably about 2/3^{rds} of the ground floor area) was of little use to retailers as it was mainly separated by a staircase leading to the upper part. Our client did contact the owner of the upper part to see if they will be prepared to locate the staircase but they had recently obtained consent to convert the upper part into an HMO and works were ongoing and the feasibility of moving this staircase was not possible.

For a few months gaining access to show the property was difficult as access was in the hands of the receivers for the current tenants. We did manage to resume inspections in early November 2019 but tenants were reluctant to commit due to the impending General Election and also it was highlighted by a few parties that they would be responsible for the business rates for the whole of the ground floor albeit only using the front section of the shop. The rear section was not really of any useable benefit. We did, however, receive some offers which I summarise later on in this report. They were mainly conditional upon taking only the front section or subject to a change of use to the likes of take-away, restaurants or for arcade machines which I believe is sui generis use. We have also had interest from some



foreign exchange/currency operators but they were reluctant to commit at this time whilst overseas travel is limited.

Based on my comments above I recommend that just the front of the shop area is separated from the rear and offered for rent as a retail shop with either A1, A2 or A3 use. This would help with marketing and encourage a different type of tenant to the property. The reduced sales area of the property would be more in keeping with many acquisitive local retailers and businesses in this type of location. Then the rear section could then be put to use for a different purpose. The premises in its current format do not lend themselves to being suitable for retail.

Marketing was on hold during the Corona virus outbreak but we have since resumed marketing but there is very little interest in the whole of the ground floor.

There has been a spate of fly tipping to the front and side of the property and graffiti to the side and front of the property which has put off a number of potential tenants. This has been addressed with Camden's refuse department and they have been excellent in dealing with it. They have mainly stopped the fly tipping, had bins removed, are having the graffiti painted over and are proposing to install planters along the side elevation to the property which should help with the marketing.

I attach a copy of our marketing particulars, some photos of the rear section of the ground floor, some screenshots from our website and some of the property portals where the property is marketed and a schedule of the interest we have had to date.

Should you require any further information, please do not hesitate to contact me.

Yours sincerely

Samantha Ross
Claridges Office Administrator

020 8559 1122

info@claridges-commercial.co.uk

claridges-commercial.co.uk

Prominent Corner Premises With A1/A2 use To Let

Kilburn High Road, London NW6

- Retail
- Office
- Industrial
- Restaurants & Bars
- Religious, Educational & Medical Premises
- Gyms & Leisure
- Investment & Development
- Rent Reviews, Lease Renewals & Valuations
- Insolvency & Restructuring Advice



Description

Comprising prominent corner premises which are fully fitted for use as a bureau de change but also suitable for a variety of uses, subject to the necessary consents. The premises are effectively divided into two sections, the front retail section and rear ancillary area which could be used as offices or storage plus WC. There is a rear exit door leading to Palmerston Road. The premises benefit from electric shutters to front and corner elevation and air conditioning (*not tested).



Location

Situated on Kilburn High Road (A5) on the corner of Palmerston Road (opposite corner to Nandos). Other occupiers in the immediate area include William Hill, Cash Converters, Savers, Moran Builders Merchants etc. The nearest station is Kilburn underground station (Jubilee Line) which is a short walk away.

Areas

Circa 960 sq ft (89.18 sq m)

Lease

The shop is naturally divided into two sections. The front section can be let on a new full repairing and insuring lease for a term to be agreed at £25,000 pa and together with the rear section at £45,000 pa.

Business Rates

London Borough of Camden – Rateable value £19,250. Rates payable are approximately £9,702 pa. Interested parties should make their own enquires via the Local Authority or Valuation Office www.voa.gov.uk. Claridges cannot guarantee any figures.

EPC - Applied for.

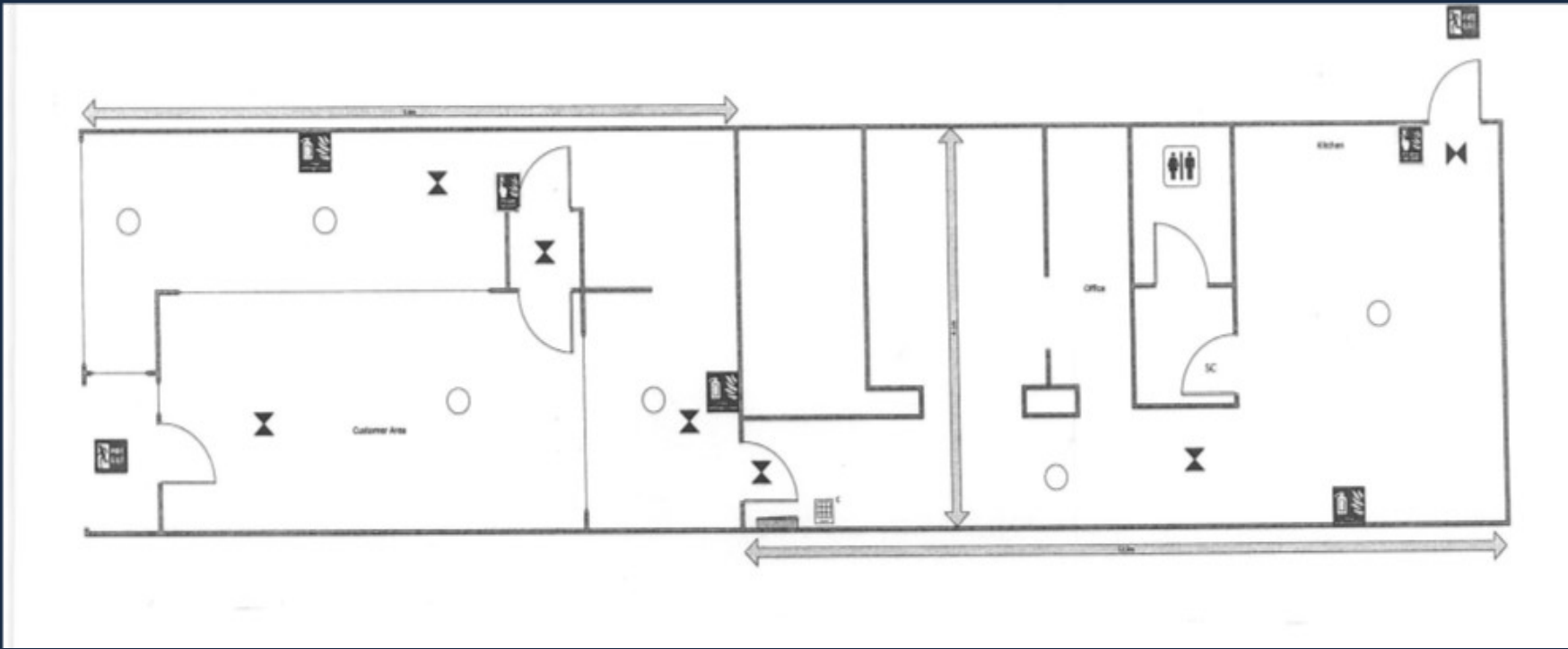
Reference Charge

Claridges charges a fee of £250 plus VAT for taking up references for proposed tenants. This fee is non refundable after the references have been taken up, whether they are accepted or not by the Landlord.

Holding Deposit

Tenants or purchasers wishing to secure this property will be required to pay a holding deposit to Claridges of £5,000. This deposit is not refundable except if the vendor withdraws, clear title cannot be proved or the tenants references are not acceptable to the landlord. This deposit is held in our clients account until completion.





These property particulars have been prepared in all good faith to give a fair overall view of the property. If you require any further information or verification of any points particularly relevant to your interest in this property, please ask.

It should be noted that nothing in these particulars shall be deemed to be a statement that either the property is in good structural condition, or that any services, appliances, installations, equipment or facilities, are in good working order and services connected. No plant, machinery or appliance electrical or mechanical, present at the day of inspection has been tested and accordingly purchasers should satisfy themselves on such matters prior to purchase.

These particulars are given as a general guideline only, and do not constitute, nor constitute any part of an offer or contract. Any photographs included within these particulars depict only certain parts of the property and no assumptions should be made with regard to parts of the property that have not been photographed. Furniture, furnishings, personal belongings and other contents, etc., shown in the photographs must not be assumed to be included in the sale, neither should it be assumed that the property or the contents remain as displayed in the photographs. If in doubt, please ask for further information.

Measurements, descriptions, areas or distances referred to within the particulars, or indeed within any plan or plans associated with the property are given as a guide only and must not be construed to be precise. If such information is fundamental to a purchase, purchasers are advised to rely upon their own enquiries.

Purchasers are advised to make their own enquiries regarding such matters relating to Planning Permissions or potential uses referred to within the particulars, where such information is given in good faith by Claridges. Information relating to rating assessments has been given verbally. Intending purchasers/tenants should satisfy themselves as to its accuracy from the Local Authority.

No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties, which have been sold, withdrawn or are under offer. Claridges do not hold themselves responsible, in negligence or otherwise, for any loss arising from the use of these particulars.

Claridges have not undertaken any environmental investigations in respect of land, air or water contamination. The purchaser/purchasers are responsible for making their own enquiries in this regard.

It must be appreciated that in preparing these particulars, descriptions given of the property by the author are personal and subjective and are used in good faith as a personal opinion and not as a statement of fact. To ensure that our descriptions are likely to match any expectations you may have of the property, we strongly recommend and advise that you make additional and specific enquiries.

Unless otherwise stated, in accordance with The Finance Act 1989, all prices and rents are quoted exclusive of VAT. (VAT may be chargeable upon some rents and premiums), purchasers and tenants should satisfy themselves during their due diligence if VAT is payable.

These details are believed to be correct at the time of compilation but may be subject to subsequent amendment.

Viewing

By appointment only via:

0208 559 1122

info@claridges-commercial.co.uk
claridges-commercial.co.uk

Offices

17 Hanover Square
London, W1S 1BN

Connaught House, Broomhill Road,
Woodford Green, Essex, IG8 OXR



Ground floor retail unit currently trading as a Chinese herbalist, but suitable for a variety of trades, subject to the necessary consents. ...

[Learn More](#) →



Kilburn High Road, London NW6

£25,000 pa

Prominent corner premises which are fully fitted for use as a bureau de change but also suitable for a variety of uses, subject to the necessary consents. The premises benefit from electric shutters L...

[Learn More](#) →



Green Lanes, Palmers Green N13

£385,000
£18,000 pcm





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306 Kilburn High Road, London NW6 3DB List of interest to date

Date of viewing	Applicant	Offer	Comments
19/06/2019	Tariq Rahman	No	Not suitable
21/06/2019	Sheri Thomas	No	Too small, narrow entrance to rear – problem
21/06/2019	Jack Shah	Yes	For fabrics but needs staircase moved to open up shop
29/06/2019	Mr Sharma	No	Not suitable
04/07/2019	Mr Magri	No	Wants to use for take-away/restaurant but not suitable due to narrowing between front and rear
17/07/2019	Ricky Sandhu	No	2 viewings but failed to make offer
22/07/2019	Sol Rabson	Yes	Made offer but subject to staircase being moved – offered £18,000 pa
08/08/2019	Mr N K Shah	Yes	Made offer for front section only subject to WC being fitted
22/08/2019	Jackie Curran	No	For barber shop but needs staircase moved
24/08/2019	Mr Miah	Yes	Offered £25,000 pa but wants to be able to sub-let and convert rear to residential as not suitable as shop
17/09/2019	Dominos Pizza	No	Looking to relocate shop – not suitable
26/09/2019	Philip Saunders	Yes	Only wants to buy freehold which is not available
08/10/2019	Ellie Grossnas	No	Very interested – inspected 4 times, decided not suitable
23/10/2019	Mr Loveday	No	Mobile phone shop – too big with rear section – business rates too high
28/10/2019	Steve Davies	No	Pound shop – layout doesn't work
11/11/2019	Merhnaz Tahir	No	Currency exchange – taken shop further down the road
19/11/2019	Mr Cochrane	Yes	Wants 18 months rent free and ability to sub-let rear – rejected
05/12/2019	Mr Amin	No	Tyre shop – not suitable
07/12/2019	T H Patel	No	Layout poor
17/01/2020	Mr Zhang	No	Nail bar – layout and location not suitable
22/01/2020	Lucy	No	Hairdresser – layout not suitable
04/02/2020	Mr Tanner	No	Pizza Hut – staircase in the way – not suitable
19/02/2020	Mr Bhabra	Yes	Currency exchange – only wants front section
07/03/2020	Mr Giovanni	No	Hardware supplies – not suitable
17/03/2020	Mrs Dangira	No	Didn't like shop
28/06/2020	Mr Babson	No	Quick print photographic – layout not suitable
06/07/2020	Mrs Fisher	No	Beauty – No feedback