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KK/AM

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**By Email Only**

Dear Joe

**RE: LONDON EC1 – ACORN HOUSE, GRAYS INN ROAD (RETAIL)**

Further to our recent conversations in relation to the above I have now had the opportunity to consider the retail provision at Acorn House and the loss of the basement accommodation from within the proposed scheme.

I have utilised plans (00)\_99 and (00)\_100 from Allford Hall Monaghan Morris and note the proposed layout of the retail accommodation.

My initial observations are that the retail profile of this section of Grays Inn Road is that of local convenience retail provision, with other medical and residential uses, including hostels and hotels, at ground floor level. Typical requirements from these uses (or occupiers within the new Class E) are typically ranging from 500 sq ft to 1,000 sq ft. Convenience food stores would require more but despite the presence of Co-op at 275 Grays Inn Road, I do not consider that there would be any discernible demand from this sector.

The loss of basement space here I do not consider is prejudicial to the commercial viability of the retail unit. The basement would be oversized back of house accommodation for the retailer which could easily be accommodated on the ground floor, most likely in the area currently occupied by the 'soft spot' for the staircase to the basement.

With the ancillary accommodation on the ground floor, there is still ample provision of sales space to make this an attractive retail unit to let, particularly in a well presented new build scheme.

I trust that the above gives some comfort on the proposed variations to the current scheme but please do let me know if you need any further information or wish to discuss further.

Kind regards,



Kristian Kendall  
Director

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