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Development and Property
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ADUR & WORTHING
PLANNING SERVICES

PLAN	~~AWDM~~/NOTICE/0006/16
DATE ~~VALID~~	Rec'd: 2/6/16

Allen Wood,
75 Westborne Street,
Hove.
BN3 5PF

27th May, 2016

Dear Allen,

Statement in respect of 447 Upper Shoreham Road, Shoreham.

Further to my previous statement in respect of the above premises I write to further clarify the present situation. The present tenants are Martin McColl a national chain of newsagents/confectionary shops.

The tenants have asked permission to try and assign the lease. Although the tenants have a full repairing lease over the whole premises they purely occupy the shop, the rest of the Ground Floor and First Floor are unoccupied and in an almost derelict condition.

The shop until some 3 or 4 years ago had a post office license which created a reasonable footfall and presumably boosted sales . Since the post office license was withdrawn the shop has had to rely almost entirely on local residents for its income, passing trade being negligible due to parking difficulties and the less than prominent situation.

The adjoining property was ,I believe, a wool shop but was converted some years ago to purely residential accommodation presumably because the business was not viable.

Whilst my company fully realises that the shops closure will inconvenience some local residents , town centre shops are readily accessible . There are simply not enough local residents to support a shop of this nature .

In conclusion if Martin McColl are unable to make the business worth retaining with all the buying power at their disposal another small trader[if one could be found] would in my opinion have little or no chance . The proposals would provide much needed reasonable rented accommodation and the modernisation would enhance the premises which must be an eyesore for the neighbours in particular.

Yours faithfully,

[redacted]

C.J.Farrell FNAEA.DEA. Director.