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Darren Weatherall
DW Electrical Ltd
21 – 23 Buckingham Road
Shoreham-by-Sea
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22 October 2012

Dear Darren

Re: 21 - 23 Buckingham Road, Shoreham-by-Sea

You have instructed me to provide you with a written marketing appraisal of your above mentioned offices in Shoreham-by-Sea.

The property comprises of ground and first floor office accommodation with Number 23 purchased in 2000 and Number 21 purchased in 2004. The net internal floor area is approximately 2,000 Sq Ft whilst the property benefits from off road parking for approximately seven vehicles.

The condition of the offices is good although the rooms are small and are scattered throughout both buildings.

You wish to convert both properties back in to residential dwellings. The property has not been exposed to the commercial market however, it is felt that is it unlikely that the offices are re-lettable without a change of use to possible D1 Medical and Health Services however a significant amount of investment would be needed by any ingoing tenant or purchaser in order to make this viable. Demand for these offices is likely to be relatively poor, bearing in mind that commercial agents Warwick Baker have available office suits in the building next door (details of which are enclosed).

As you are not relocating out of the area it cannot be argued that employment numbers will be reduced by returning these properties to residential dwellings. I would also note that the property was originally two residential homes, which were converted by the current company to offices for your required use.

I hope this is enough information at this stage however if you require anything further then please do not hesitate to contact me on 01903 228602.

Kind regards

Yours sincerely

Jon Justice
Commercial Department
For & on Behalf of Michael Jones & Co LLP