Private and Confidential
Mr and Mrs F Carey
103 Flansham Park
Felpham
West Sussex PO22 6RD

Our Ref: AA/lh/CAR.SOR.61

12TH November 2015

CPA property

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Dear Mr and Mrs Carey,

Sorana Ltd. Hairdressers and Premises
136 Beach Green Shoreham by Sea West Sussex BN43 5YA

Following our various discussions and to confirm our advice, we feel the solution to disposing of the premises now you have to retire is to convert the property into a residential unit.

Depending on the area obviously but tertiary shopping parades like Beach Green have suffered from the advent of larger and more efficient shopping areas and of course the internet.

We have been marketing, firstly the business and subsequently the shop premises with vacant possession for some seven years all told. The downturn in the property market occurred at the beginning but notwithstanding, we have been unable to find a commercial tenant or purchaser for some three years.

If you decide to take the change of use to residential line, we are quite happy to provide evidence accordingly. You will need confirmation and evidence of our marketing for any planning application and as you will appreciate this is quite extensive but will be happy to provide this in due course if necessary.

I confirm any discussions we have now, or in the future, will remain in our strictest confidence and look forward to hearing from you in due course.

Yours sincerely,

Andrew Aldridge
Commercial Property Associates

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Mr Ludlow,
Pace Manor Ltd.,
Unit A1
Thorpe Works,
Holden Park
Tunbridge Wells,
Kent
TN4 0ER

30th November 2015

Dear Mr Ludlow

Re: 136 Beach Green Shoreham-By-Sea, West Sussex

Further to our recent telephone conversation, I understand that due to the lack of interest shown in these premises for retail / commercial use, you are considering converting it into residential.

I understand that you may be permitted to do so under current "Permitted Development Rights".

I can confirm that we were instructed by the owner of the shop to market both his long leasehold interest as well as consideration to a shorter term letting. Instructions were given in January this year and suitably sign written boards and marketing particulars produced together with website coverage. Unfortunately, despite our best efforts we were unable to secure a suitable sale / letting for commercial use.

I am confident, however, that a change of use to residential, would produce good demand and we would be able to secure a letting / sale within a short time frame.

If we can be of any further assistance then please do not hesitate to contact myself.

Kind Regards

Darren W E Baker M.R.I.C.S / M.A.R.L.A

Chartered Surveyor

Warwick Baker Estate Agents Ltd.