

Our ref: /2259/JH

[REDACTED]
[REDACTED]
14 May 2020

Dear [REDACTED]

Former Café premises, 1 The New House, Friday Street, Painswick

Further to our recent conversation I understand you are considering applying to change the use of the ground floor premises, and to support any application require a summary of the previous marketing campaign undertaken.

We were originally instructed to market the premises for lease in October 2018.

The usual marketing aids were employed and marketing particulars were produced which made available for mailing or downloading from our website and they were also promoted on the Zoopla website. A marketing board was also displayed in the shop window.

During this period enquiries and interest was relatively low and we estimate approximately six viewings were undertaken, none of which resulted in a letting.

The rent quoted was never excessive, and the landlord was always prepared to offer flexible lease terms with incentives to help a tenant to establish a new business.

Several parties that expressed an interest were deterred by the lack of prominence and footfall, and others commented that the front sales area of the property was too small for a café or restaurant.

Given the marketing undertaken and minimal demand received I see no reason why an application to change the use to residential would not be granted.

I trust this provides sufficient information for you at this stage and hope we can be of further assistance to you in the future.

Regards,

[REDACTED]