



## **The Old Garage Hartest- Report**

To Delia Cook (Economic development Officer) Babergh District Council 15<sup>th</sup> January 2021

Marketing report for the period 21<sup>th</sup> November 2019 – 15<sup>th</sup> January 2021

The Old Garage, Hartest has now been available for sale as a commercial property for 23 months. Marketing started on 20<sup>th</sup> February 2019.

**Asking Price During Period-** offers in excess of [REDACTED]

**Reduction In Asking Price-** None

**Portal Search Results Views-** 34319. Cumulative total 50155

**Property Details Views-** 4886. Cumulative total 6917

**Viewings-** 2                      **Viewing Comments-**                      External viewings and were looking for conversion to residential

**Offers-** 50                      **Offers Names and Amounts-** [REDACTED]

**Comments on the offers we received:** speculative bid a long way from the market value

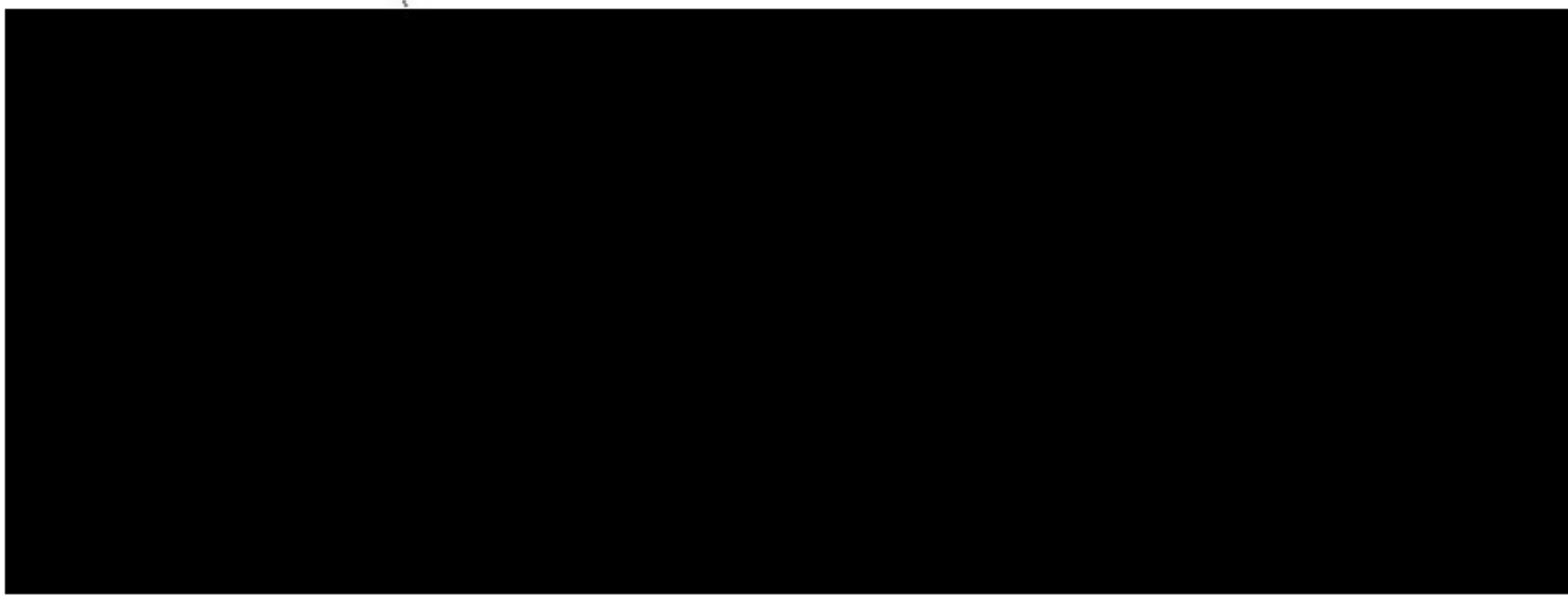
**Adverts-** Marketed online from 20<sup>th</sup> February 2019 till 10<sup>th</sup> November 2020

**Comments-** 2020 has been a very difficult property year coping with the first and second lockdown as well as reduced activity in commercial property over that period of time. There has been very little solid interest in the premises other than developers wishing to change the usage to residential. We are still discussing the property with a number of previously interested parties, but no further offers are forthcoming. They all seem interested in the property but none as a commercial property. The economy has suffered this year any the main target for this type of property is small business which has suffered worse during the pandemic.

**Final Marketing Statement-** As you are aware the property has now been marketed extensively as a commercial property for the last 23 months. The response we have had has been within the parameters we would suggest for this type of property. It is disappointing we have not achieved the desired level of interest we wanted in the beginning. However we knew there would be limited desire for a property of this type. As previously mentioned the only interest for this property has come from developers wishing to convert to residential.

**Advertising promotion-** The property has been consistently marketed on Rightmove, On The Market and on Marshall Buck & Casson Commercial website until 10<sup>th</sup> November 2020 when it was removed.

Yours sincerely



James Hines  
Director Marshall Buck & Casson Commercial