

JAMES A BAKER

CHARTERED SURVEYORS

6th January 2022

To whom it may concern,

Please find enclosed a rigorous viability assessment of the Montgomery of Alamein public house in Hampton Magna which has been carried out by James A Baker, a national firm of Chartered Surveyors specialising in the licensed, leisure and commercial sectors of the property market.

The enclosed assessment considers the viability of the pub in detail and makes reference to both planning application W/21/0691 (Proposed additional accommodation for the Budbrooke Medical Centre) and W/21/0701 (Proposed development of two semi-detached dwellings) as per the instruction received from Mr Harpreet Singh.

Yours sincerely,

Matthew Steven Whiteley BSc (Hons) MRICS & Charlie Noad BSc (Hons)

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