

FORTNAM SMITH & BANWELL

SALES & LETTINGS

6 Harbour Road, Seaton, Devon, EX12 2LS
01297 23939 • seaton@fsb4homes.com • www.fsb4homes.com

Mr M S. Lee, MA MRTPI AMInst LM MTCPA
NPIERS Martin S. Lee Associates Ltd.
14 Southwoods,
Yeovil,
Somerset BA20 2QG

28th of September 2023

Dear Mr Lee,

RE: Nelson House Coombe Lane Axminster Devon

In the current market, we are seeing very low levels of demand for commercial office space in Axminster or the surrounding areas.

As an agency, we are currently actively marketing one smaller commercial premises within Axminster and others in surrounding areas. The Axminster unit is in the heart of the town centre and has been on the market as of April 2023. Since marketing, we have received a handful of viewings, and yet no serious interest. We also have an office unit in the Town Square in Seaton that has been on the market with us since April 22. As such this type of older property without the benefits that a modern unit can provide, has little interest to renters or investors. Regarding Nelson House, I would expect that again interest would be very low due to its layout and its location away from the prime town centre square.

We are aware of other modern commercial offices that have been on the market for several years without any interest in both Seaton and Axminster.

Since the Covid-19 pandemic, many organisations have restructured their business's operational approach. Working from home is now an attractive, constructive arrangement to businesses that do not require their staff to be in one location which has resulted in an extremely low market appetite for office space.

In my professional opinion, the style and location of Nelson House has little to offer as commercial office space with little or no demand. The building no longer offers that which modern businesses require. Nelson House fails on ease of access, ability to meet disability requirements, with multiple, multi-level floors, lack of accessible toilet facilities and space flexibility which is difficult and not cost effective to remediate. The style, size and location of the premises would benefit as residential use, especially with the current shortage that the residential market is experiencing.

If you require further information, please do not hesitate to contact us.

Yours sincerely,



Alex Hill MARLA
FSB RENTALS Ltd

£125,000

West Street, Axminster EX13

Commercial property for sale



Listed on 24 April 2023

23 weeks on the market

Since listed

24 April 2023 - 1 October 2023

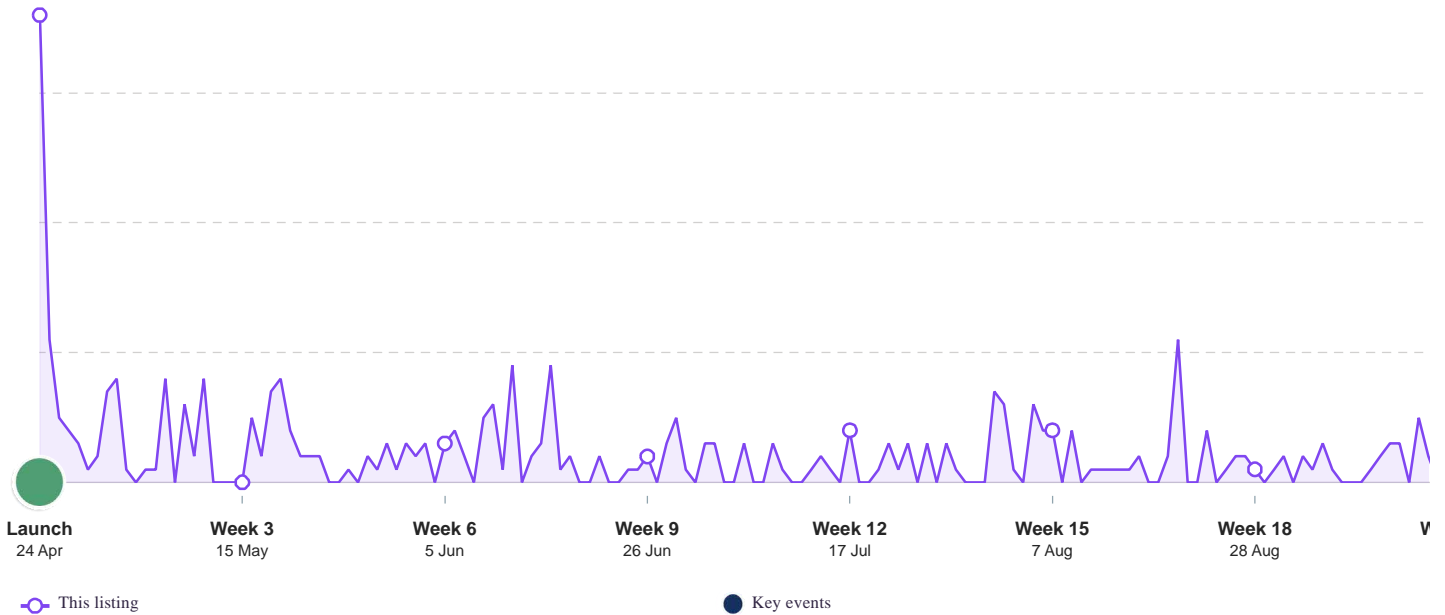
Performance overview (since listed)

How your listing is performing on Zoopla compared to similar listings.

<p>Search appearances</p> <p>1,266</p>	<p>Page views</p> <p>380</p>	<p>Leads</p> <p>2 0 calls 2 online enquiries</p>
---	-------------------------------------	---

Daily page views (since listed)

The number of times someone has seen your listing's page on Zoopla compared to similar listings.



Listing history

Updates to your listing that can impact performance.

24 April 2023
Launched on Zoopla

£7,500 pa

The Shore Line, Trevelyan Road, Seaton EX12

Commercial property to let



Listed on 11 August 2023

7 weeks on the market

Since listed

11 August 2023 - 1 October 2023

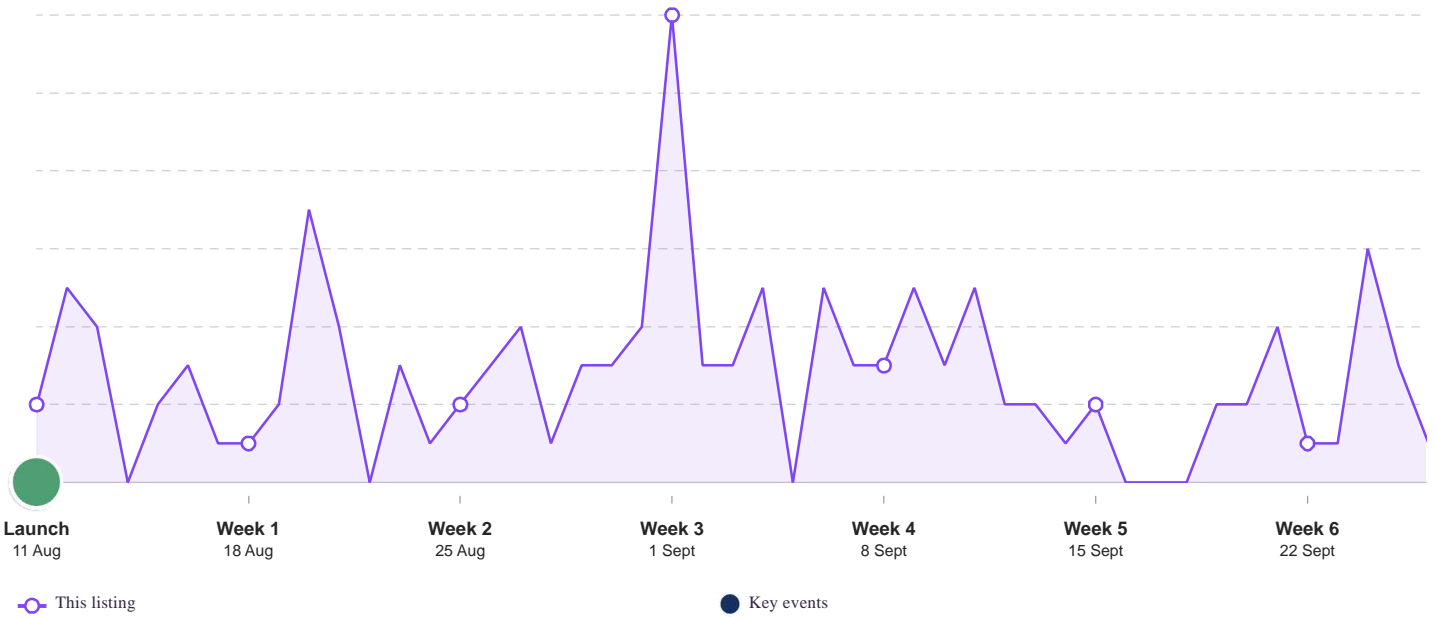
Performance overview (since listed)

How your listing is performing on Zoopla compared to similar listings.

<p>Search appearances</p> <p>215</p>	<p>Page views</p> <p>140</p>	<p>Leads</p> <p>0 0 calls 0 online enquiries</p>
---	-------------------------------------	---

Daily page views (since listed)

The number of times someone has seen your listing's page on Zoopla compared to similar listings.



Listing history

Updates to your listing that can impact performance.

11 August 2023
Launched on Zoopla