

### STATUTORY DECLARATION

I, Tony King, of 12 Market Street, Watford, Hertfordshire WD18 OPD do solemnly and sincerely DECLARE as follows;

1. I am employed as a Sales Director by Warren Anthony estate agents.
2. I am very familiar with 41 Market Street, Watford, WD18 OPN (the "Property") having liaised with the previous owner of the Property, Maan Property Limited since they acquired the Property on 3 September 2021. I also acted for the current owner of the Property, Zunikh Market Street Limited when they acquired the Property on 13 July 2022. Since that date I have been continuously liaising with the current owner on their plans for the Property and currently hold the keys to the Property.
3. I confirm that:
  - a. in the entire time that I have been involved with the Property, it has been vacant and remains so to this day; and
  - b. I have been provided with email confirmation from the NNDR team at Watford Council that the Property has been vacant from at least 30 April 2021.
4. I confirm that the Property was used as an office from the time of its construction and that the most recent tenant, Computer Software & Peripherals used the Property as their offices for a minimum of five years prior to their departure on 30 April 2021.

I am able to make this declaration from my own knowledge and as an appointed agent for the Property.

AND I MAKE this solemn declaration conscientiously believing the same to be true, and by virtue of the provisions of the Statutory Declarations Act 1835.

Declared at:

This 13th day of January 2023

Before me,

JOYCE EDWARDS Licenced Conveyancer  
Commissioner for Oaths  
14 Church Street  
Rickmansworth  
Hertfordshire  
WD3 1DD

**JOYCE EDWARDS**  
**LICENSED CONVEYANCER**  
**COMMISSIONER FOR OATHS**