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31<sup>st</sup> January 2024

Dear Mr Taylor & Mr Burrows

Re – Purchase of Norfolk Guest House 1-3 Holland Road, Felixstowe

Following on from our conversation earlier today, I can confirm that the property has been offered for sale for over period of 12 months. Prior to Vikings being instructed, the property was offered for sale by another estate agent that in my belief from conversations with the vendor they had no interest from any parties and the property was offered for sale by means of auction again without any interest.

We have had a number of viewing, none of which that expressed any interest for the property to continue as a business of a Bed & Breakfast. I have attached information of the length of time the property has been marketed by us and previous agent and what is not shown is the dates of when auction house advertised the property.

The property has been marketed for over a 12-month period.

I trust all is clear on this matter, should you require any further information, please do not hesitate to contact me.

  
Mr Jamie Scales

