

Our Ref: PBC/khc/A35914

Your Ref:

7th February 2024

To Whom It May Concern

Suite 1A Building 6
Hatters Lane, Croxley Park
Watford
WD18 8YH

Tel: 01923 252188

Dear Sir/Madam

RE: 109/109A ST ALBANS ROAD, WATFORD, WD17 1RD

Our firm Stimpsons was formally instructed to market the property for sale in 2020.

Stimpsons have been property surveyors since 1903 and have sold and let thousands of properties within the Hertfordshire area. I have worked for Stimpsons since 2004.

We were instructed to let the shop (109) in 2013 and the flat above the property at 109A was clearly in use as a three bed single family unit having been converted from an office as per the planning permission referenced 12/01047/COU.

The property was sold to Mr Raman Sharma in August 2022 and subsequent visits to the property providing ongoing commercial advice to Mr Sharma as he undertakes work to refurbish the property, we note that 109A remains as a family unit, albeit vacant as it is undergoing refurbishment.

On this basis, I can confirm that the property 109A St Albans Road, Watford, WD17 1RD has been used as a single family unit (planning use class C3) for a continuous period since at least 2014.

I trust this provides some clarity on the current use of the property.

Yours faithfully

A handwritten signature in black ink that reads "P. COOK." in a cursive style.

Philip Cook

Associate

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