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Further to Richard's email below and my inspection earlier in the week please see below my thoughts on the potential rental values and letting costs of the two units.

**Café** – I would recommend marketing the unit at £5,200 per annum/£100 per week. We discussed that there would be an expectation that a tenant would open a minimum of 6 days a week from 7.15am-12pm and that the hope would be for the tenant to work with the town council to potentially cater for meetings etc. Premises that allow this type of use are normally popular and I think there would be good levels of interest.

**Left hand unit** – I would recommend marketing this unit at £5,000 per annum. It could suit a number of different uses including office, retail and everything in between.

It would be useful to know what your expectations might be in terms of lease length etc? I suspect particularly for the left hand unit a tenant would be looking for a reasonably short term commitment of 3 years or less and generally the market standard would be to grant tenants a rent free period to allow them to move in and get up and running.

You would need to instruct a solicitor to draw up the lease agreements, and we can make some recommendations of local contacts we would recommend if you would like.

Our fees for marketing the properties would be £2,000 + VAT per letting which would include general marketing of the properties, accompanied viewings, negotiation of Heads of Terms and following up with solicitors to see the matter through to completion. We would recommend that the properties are advertised on Rightmove and Zoopla, which is an additional cost of £250 + VAT per property. A To Let board on the outside of the building would be £100 + VAT although I imagine you might not want to have fixings on your newly refurbished property!

I trust this is all the information you require at this stage but please let me know if you have any questions.

I look forward to hearing from you.

Kind regards



