

Our Ref: 5480/MB  
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**Carigiet  
Cowen**

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To Whom it may concern

**UNIT 2 OLD PROSPECT WORKS, MAIN STREET, DISTINGTON, WORKINGTON, CA14 5XH  
PROPOSED APPLICATION FOR DEMOLITION OF PART**

Carigiet Cowen act on behalf of their client, Myers & Bowman Ltd, on an lettings agency basis to market the availability of the above property and have been involved with the property in this capacity since 2016.

Our client has approached Cumberland Council in preparation to submit a planning application to seek permission for demolition of part of the building, the proposed part being the front section originally built as a car showroom and later converted for office and educational use by a previous tenant. As part of their application, our client has been requested to provide evidence of marketing the property, and our assistance has been requested in this regard.

Our initial marketing instruction commenced in July 2016 and marketing consisted of preparing property particulars which were advertised online via our own website and other property based websites, together with marketing boards being installed at the property. Limited enquiries and interest were received during the period up to October 2018. During that period, a total of 10 enquiries were received and only one progressed to terms being agreed with Educla Ltd, for a short term lease which commenced 1<sup>st</sup> October 2018 and was brought to an end by the tenant on 15<sup>th</sup> May 2019.

Re-marketing commenced in June 2019 and since that date, enquiries and interest have again been limited. Details of the property have been listed on Carigiet Cowen's website, along with Zoopla, EG Propertylink, and occasionally on LoopNet, alongside marketing boards being reinstalled at the property. We attach a copy of our current marketing particulars for your reference. Up to the present date, a total of 21 enquiries have been received. One enquiry did progress to Heads of Terms being agreed and solicitors being instructed but the interest was subsequently withdrawn due to tenant funding issues.

The feedback from the viewings that have taken place over the total period we have been involved, has indicated, or confirmed that the property has too much office content to suit occupier requirements in this location. Attempts have been made to let the office and workshop as two separate properties, there has been no interest in the office accommodation standalone.

Following two recent viewings with a newly interested party, Heads of Terms for a potential new letting are currently being drafted to further progress negotiations. However, early discussions with the interested party have confirmed that they have no use for, and do not require the office space which comprises the part of the building our client is seeking planning consent to demolish.

Based on our longstanding involvement with this property and acknowledging the feedback from the vast majority of enquiries received, in my professional opinion, the demolition of the proposed part of the building will greatly assist in improving the suitability of the property to meet the needs and requirements of a wider range of potential occupiers who may choose to operate from this location and greatly reduce the potential for prolonged void periods, of which this building has suffered from for many years.

I trust this brief letter in support of our client's proposals for demolition of part provides sufficient evidence of the steps taken to market the property in its existing configuration with very limited success, however, should you require further information or have any queries, I would be happy to assist.

Yours faithfully

Mike Beales BSc (Hons) MRICS  
Associate Director  
CARIGIET COWEN