

FAO Judith Douglas
Judith Douglas Town Planning Limited
90 Pimlico Road
Clitheroe
Lancashire
BB7 2AH

7th July 2016

Dear Judith

**Proposed additional Employment Space at Mitton Road (Former Genus plc site),
Whalley, Lancashire, BB7 9JY.
Market Demand Commentary**

With reference to recent discussions we would confirm that since the commencement on site at Mitton Road of the presently "in build" 21 Number employment units we, as a practice, have been involved in a limited marketing exercise to look to achieve both sales and lettings for the Developers of the site.

The marketing has continued to be at a limited level until such time as there is a substantive physical product available that can be practically "shown" to interested parties.

Notwithstanding, and given this ability to "show" the buildings has not yet been reached, 11 of the 21 Units have been agreed to be sold already and the remainder we are instructed are to be Leased rather than sold.

The Units in build extend to just slightly over 1,000sqft / 97sqm to include a small mezzanine floor area.

Units 1 to 5 are agreed subject to contract to be sold to five individual buyers whilst Units 16 to 21 are to be sold subject to contract to a single purchaser. There are far more people enquiring to purchase than there are units now available.

In respect of the now further proposed "small unit" scheme the marketing to date indicates that there is demand for further smaller sized space. Whilst we have commented previously of there being a range of enquiries by far and away the higher number of enquires are for lesser spaces.

Accepting that we are unable to provide full details of the parties for legal and confidential reasons at this stage in negotiations we provide below a list of the enquiries in precis form that essentially we cannot accommodate on the present site:

- A Car Valeting Business
- A National Ironmongery Company
- An Auto Services Company
- A Joinery Company
- A Roofing Supplies Company
- Private Investor looking to acquire a Block of Property to Lease
- A second Private Investor looking to acquire multiple Units to Lease
- Various Private Individuals for "hobby" purposes
- Various Small Businesses / Trades People

This list is not exhaustive and has been compiled off little or no active marketing of the existing site. When fuller marketing of the site is commenced we would expect further interest to manifest itself.

We trust this information assists and demonstrates that there is positive demand in the market place for such a product - especially given in real terms the Borough has seen little or no new build accommodation of this nature for over a decade.

Yours sincerely



Alastair Procter BSc MRICS
Director
Registered Valuer
AC Surveyors & Valuers Limited