

Directors

Caroline E James BSc (Hons) MRICS
Peter Conroy BSc (Hons) MRICS IRRV
Michael J. Cavannagh BLE (Hons) MRICS
Jason B Rawson BSc (Hons) MRICS
Ian C. Whiteside BSc (Hons) FRICS FCABE



www.tdawson.co.uk

BLACKBURN 01254 681133

blackburn@tdawson.co.uk

Capricorn House, Capricorn Park
Blakewater Road, Blackburn, BB1 5QR

To Whom It May Concern

4th May 2022

CELLML12412

Dear Sir/Madam

23 WHALLEY ROAD, WILPSHIRE, BLACKBURN, BB1 9LQ

We have been requested by the current owners to provide an analysis of the marketing of the above property in support of their application for a change of use to three residential flats.

Trevor Dawson Limited commenced marketing the property in October 2019 on the basis of a sale or lease and our marketing particulars are attached. The property was placed on our website and a large "V" angle board was erected on site. It was also listed on Zoopla.

In addition, the opportunity was mailed out to local authorities and contacts of whom we were aware were in the market for similar properties in the retail and office sectors.

This process produced eight viewings and these were all for commercial uses ranging from retail, restaurant and office uses. The feedback generally from viewings was that the property required considerable amounts of expenditure to convert to the appropriate use and also that there was limited scope to combine the first floor and basement with any ground floor use by virtue of the layout of the property.

A tentative verbal offer was made but this did not materialise and the initial level proposed was not acceptable to the vendor.

In October 2020 we were instructed to take the property off the market.

In summary I believe we tested the market fully during that period and attracted commercial uses but in each case they were daunted by the costs of conversion.

We trust this is all you require for your present purposes.

Yours sincerely

