



Mr C. Clarke  
 Harborough District Council  
 Council Offices  
 Adam and Eve Street  
 Market Harborough  
 Leicestershire  
 LE16 7AG

RECEIVED

19 APR 2013

CORPORATE ADMINISTRATION

18<sup>th</sup> April 2013  
 Our ref: KDS/jw

Dear Chris,

**Re: Symington House, Adam and Eve Street, Market Harborough**

I refer to your email dated 17<sup>th</sup> April, the contents of which are noted.

It is understood that the ground floor retail units have planning permission for A1 (Shops) and A2 (Financial & Professional Services) uses. Whilst these are the uses approved within the lettings strategy, it is now thought that other uses should be considered.

The other quasi-retail uses include:

- A3 Restaurants & Cafes
- A4 Drinking Establishment
- A5 Hot-food Takeaway

Firstly, I think that A5 use can be excluded as it will not be appropriate for the location, the building and the other users of the property.

A3 use is, I suggest, an important option and there will be significant demand for such an opportunity. A café would be of great benefit and very popular and I would anticipate local and national operators being in the market for Unit 1 or Unit 2. It will be important to consider the positioning of extraction equipment for such use but I am sure that this can be overcome. It will be extremely important that an A3 operator has existing businesses in order to ensure that the quality of occupation is maintained.

A good quality bar operator within an A4 business should not be ruled out. This will fit in with nearby "cultural" occupiers and those visitors seeking pre- and post-event drinks and food.



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The situation requires flexibility and having the wider range of possible uses will broaden the interest but still allow each prospective Tenant to be judged on their own merits. It will also save time and therefore minimise any potential rental voids caused by delays in future applications.

Any decisions in respect of suitability must be based on the business rather than the type of business. Sustainability and good rental flow together with the avoidance of rental voids lead to efficient property management and maintenance or improvement of the asset's value. The well-considered choice of tenants will therefore be vital.

I hope that this brief report is satisfactory for your purposes but, should you require anything further, please do not hesitate to contact me.

Yours sincerely,



**Kevin Skipworth BSc MRICS**  
**RICS Registered Valuer**  
**Andrew Granger & Co LLP**



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