

Portman Property Management Limited

The Chase Centre
114 West Heath Road
London
NW3 7TX

Our Ref: [REDACTED]

13th July 2010.

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Ms L Featherstone MP,
Hornsey & Wood Green Liberal Democrats,
1st Floor, Three Compasses,
62, High Street,
Hornsey,
London, N8 7NX.

IPSA 22 JUL 2010 15:52

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Dear Sirs,

**Re: Premises at 1st Floor (front),
Three Compasses, 62, High Street, Hornsey, N8 7NX.**

We acknowledge receipt of your telephoned instructions to provide our opinion upon the licence arrangement to occupy the above accommodation. We confirm that we undertook an inspection of the premises upon the morning of Monday 13th July 2010, following up on our original inspection of the premises on your behalf in February 2008.

The property remains substantially the same as was observed during our original inspection and can be described as follows:

Location and Situation.

The property is located approximately a quarter of a mile to the north of the centre of Hornsey, half a mile to the west of Wood Green and 3.5 miles to the north of Central London. The North Circular Road (A406) is situated approximately one mile to the north of the property, which is situated within walking distance of Hornsey Station (Network Rail) and Turnpike Lane Tube Station (Piccadilly Line).

The property is situated upon the southern side of High Street (A504) to the west of its junction with Church Lane (A103), close to Alexandra Palace.

Description.

The subject premises comprise two adjoining rooms situated upon the first floor of the Three Compasses Public House, the property was constructed most probably in excess of 100 years ago and the subject premises were most probably originally used as dining /function rooms ancillary to the main Public House use. Overall the property is in a good state of repair, the subject premises are in a reasonable decorative order.

There is a central heating radiator situated in the secondary office which was not turned on at the time of our inspection, other than this the subject premises do not benefit from any fixed heating system. Lighting to the subject premises is provided by ceiling mounted pendants, which whilst adequate for the use to which the rooms were originally intended do not provide adequate lighting levels for the current office use.

The subject premises are accessible from a shared hallway/lobby via a single shared staircase leading from the ground floor hallway, access to which is obtained either from the public house or by way of an external fire door onto a side access-way. There are shared toilet facilities on the first floor level, which are maintained by the landlord.



Areas.

We undertook a measured survey of the subject premises and would advise that we calculated that the net lettable area is as follows:

Main Office	543 sq ft	(50 sq m)
Secondary Office/Store	244 sq ft	(22 sq m)
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Total	787 sq ft	72 sq m

Tenancy.

We have been provided with the licence agreement appertaining to the current occupation of the premises.

The subject premises are occupied upon licence dated 30th June 2010 for a term of one day less than six months, terminating on 30th December 2010. A monthly licence fee of £1,460.00 per calendar month plus VAT is payable which is inclusive of business rates, utilities and insurance.

The use of the subject premises is limited to Political Party's and MP's constituency office. Although not specified in the licence agreement we were informed that access to the premises is severely restricted outside normal public house licensing hours.

The existing licence fee devalues to a rate of approximately £22.26 per square foot per annum.

Valuation.

We have been asked to provide an opinion of the open market rental value of the subject premises.

Having researched licence fee levels with various local agents and service office operators in the area, it can be ascertained that licence fees of between £22.50 per sq ft and £26.00 per sq ft are currently being charged for purpose built serviced office accommodation. Within the local area, similar quality office accommodation, command rents of between £14.00 and £18.50 per sq ft, but these figures would not include the costs of utilities, insurance, service charges and business rates.

Therefore based upon the above market evidence, and the inefficient layout and poor quality of services of the subject premises, we are of the opinion that the open market value of the subject premises let upon a six month licence would be £22.50 per square foot per annum, which would devalue to a rate of some £1,475.00 per calendar month plus VAT.

Yours faithfully,



R J Hughes B.Sc, FRICS.
Director.

Email: 