

Henry Hodgson  
Planning Potential  
1 Cardale Park  
Beckwith Head Road  
Harrogate  
HG3 1RY

AURORA HOUSE | 71-75 UXBRIDGE ROAD  
LONDON | W5 5SL  
TEL: 020 8534 0008  
EMAIL: hello@obre.co.uk  
www.obre.co.uk  
Office also in Maidenhead

30<sup>th</sup> July 2025

Dear Mr Hodgson

**62 Station Road, Hayes UB3 4DF**

You have raised a number of queries regarding the marketing of the above property and have requested a formal response. Accordingly, I set these out as follows:-

The subject premises comprises commercial premises on ground floor, basement, together with first & second floors, previously occupied by Barclays Bank. Barclays Bank closed this branch on 13<sup>th</sup> July 2023 and has remained vacant since that date.

I confirm my practice was instructed by the freeholders to seek a new tenant for the former bank premises.

As part of our marketing campaign we produced marketing particulars and these were circulated and details sent to applicants on our database (A copy of marketing details are attached).

The premises have also been actively advertised online on various recognised commercial property platforms including:

- Costar
- Loopnet
- Our own web site

We also produced a mailing list to London agents and the principal property agents based in South-East and the surrounding areas, who may have clients seeking this type of premises. The property was marketed to a whole range of city centre operators, not just retailers.

I confirm our marketing produced a significant level of interest, this is demonstrated in a Loopnet report, showing over 9,500 views on that platform alone

We would summarise the main interested parties interest received mid '23, to the present day as follows:



Date	Applicant	Use
Jul'23	Waitrose	Convenience
Oct' 23	Sandip Makwana	Convenience
Jan'24	Kiran Macro	Cake Store
March'24	Sarbasta Ata	Restaurant
October'24	Laziza Biryani	Food Store
Jan'25	Mahibur Rahman	Convenience
Apri;'25	Nasrin Moncy	Fashion

Apart from the initial interest from Waitrose, they withdrew their offer as their further research established there will be insufficient footfall in this pitch.

The majority of the other parties showing interest, were all local / independent traders, all withdrew their interest, after inspection, due to the cost of fitting out this unit, and the need to install a new shop frontage, and lack of parking.

Whilst there were casual enquiries from local traders, none of them materialised into formal offers. These operators had no experience and were not able to provide a business plan or financials to prove they could operate a successful business.

In our opinion, due to the location of the subject premises, it's size, lack of footfall compared to other part of the High Street, there is very likelihood of this retail unit being occupied in the near future, we have exhausted the marketing of this property, an in our opinion, this will remain empty for the foreseeable future.

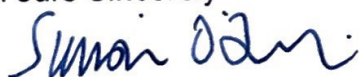
We are of the opinion the premises will not be let to a retailer or any other operator within the new Class E and F uses in the foreseeable future.

We received an offer from Merkur in February 2025 and terms were eventually agreed in late March.

I reiterate, despite the initial interest from Merkur, such is the volatile nature of commercial lettings, it was felt prudent to continue to actively market this property (in the event the Merkur deal collapsed)

I trust the above report is of help to you, but if you require any further information, please do not hesitate to contact me.

Yours Sincerely



Simon O'Brien

[simon@obre.co.uk](mailto:simon@obre.co.uk)

07494 022598