

dwb/kes/20231016

16<sup>th</sup> October 2023

Andrew Windress  
ID Planning  
9 York Place  
LEEDS  
LS1 2DS



Chartered Surveyors  
Property Consultants

Dear Andrew

**RE: 24 MIDDLETON GARDENS, MIDDLETON**

I write to confirm the above property has been extensively marketed for retail purposes.

Cavisham Finance t/a Brighthouse ceased trading in March 2020 and were placed into Administration but the company continued trading until December 2022 to maximise collection activities and also attempt to find a buyer.

When it became apparent that there was no buyer for the business, Rob Stollery MRICS, who was a consultant at BHT for 15 years started extensively marketing the property in January 2021 and his marketing continued for a 2 year period.

Whilst Rob Stollery was a consultant, he did work independently of BHT and had his own extensive network of retail contacts and retail agents. In January 2021 he asked me if we could supplement his contacts and we provided a further 300 contacts in the retail market.

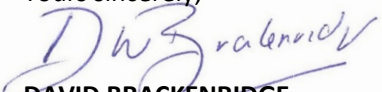
For a 2 year period through 2021 and 2022 Rob actively marketed the property and I had a number of telephone conversations with him regarding progress and the lack of interest it was generating. It was a source of frustration to Rob. It was not until late 2022 when as a result of marketing Betfred expressed interest and formal Heads of Terms were agreed in March 2023.

Unfortunately Rob Stollery, who had been solely dealing with the marketing, sadly passed away in January 2023 and we do not have access to his actual records so given these unusual circumstances, I would hope the Local Authority would take the above evidence as sufficient.

This situation above with the lack of retail interest generated in the unit by Rob Stollery is also supported by the fact that the Virgin Money at 22/23 Middleton Gardens was marketed by Cushman Wakefield and occupied by Jefferies Casino (a sui generis use) in mid 2022. Jefferies relocated from 39/41 Middleton Gardens and their unit was marketed by Sanderson Weatherall, a change of use of was obtained to Class E1 and it still remains vacant which both clearly show lack of retail demand in this location.

If you need any further information let me know, and I will see what I can provide.

Yours sincerely,

  
**DAVID BRACKENRIDGE**  
Direct email: [david@bht.uk.com](mailto:david@bht.uk.com)



address. First Floor, 31 The Calls, Leeds, LS2 7EY  
tel. 0113 244 9020 web. [www.bht.uk.com](http://www.bht.uk.com)

