

# Energy Performance Certificate

Non-Domestic Building



63-65 High Street  
Hampton Hill  
HAMPTON  
TW12 1NH

Certificate Reference Number:  
0310-0532-5469-8106-9006

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website [www.communities.gov.uk/epbd](http://www.communities.gov.uk/epbd).

## Energy Performance Asset Rating

More energy efficient

A+

Net zero CO<sub>2</sub> emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

79 This is how energy efficient the building is,

## Technical Information

|  |                           |
|--|---------------------------|
| Main heating fuel:   | Grid Supplied Electricity |
| Building environment:  | Air Conditioning          |
| Total useful floor area (m <sup>2</sup> ):                   | 845                       |
| Building complexity (NOS level):                             | 3                         |
| Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> ): | 46.88                     |

## Benchmarks

Buildings similar to this one could have rating as follows:

31 If newly built

82 If typical of the existing stock

## Green Deal Information

The Green Deal will be available from later this year. To find out more about how the Green Deal can make your property cheaper to run, please call 0300 123 1234.



## APPENDIX 3

Letting Report 2014



**RICS**

Regulated by RICS

Our ref: TH/apr

**Bonsors**

CHARTERED SURVEYORS  
& COMMERCIAL PROPERTY CONSULTANTS

15<sup>th</sup> July 2014

Mr Martin Burke and Andrew McLelland  
HHR Properties Limited  
Sixth Floor  
9 Argyll Street  
London  
W1F 7TG

***Guaranteed Commercial Property Solutions***

Warwick Lodge  
75 - 77 Old London Road  
Kingston-upon-Thames, Surrey KT2 6ND

**T** 020 8546 0022  
**e** [property@bonsors.com](mailto:property@bonsors.com)  
**w** [www.bonsors.com](http://www.bonsors.com)

Dear Martin and Andrew,

**Re: 63-71 High Street, Hampton Hill, Middlesex, TW12 1NH**

It was a pleasure to meet you to discuss widening the marketing of the above premises to the whole development.

**Marketing Strategy**

We would recommend initially offering the premises as a whole or in two individual buildings, with the studio to be either let separately or with 63-65 or 67-71.

We would not at this stage recommend letting the studio before the offices, or letting the buildings in individual floors, but this can obviously be reviewed if necessary depending upon the feedback and enquiries received. If letting in floors you would not want to prejudice a possible sale of the site or a letting of the whole if you have already let a single floor on a relatively short lease.

We would recommend testing the market at a revised quoting rental of £15.00 per sq ft. per annum on the basis of a new lease for a term to be agreed.

Whilst the premises are in need of refurbishment we will test the market with the buildings in their current condition.

We understand that you will consider freehold offers, albeit at the current time you are not in a position to actively market on this basis. We will undoubtedly receive freehold enquiries, and we will advise them of the current position and invite proposals for you and your joint venture partner's consideration.



## Marketing Initiatives

We would recommend the following marketing strategy:

### 1. To Let Board.

We would recommend a slip on the existing board on 63-65 High Street to amend the available size range, with a new board erected on 65-71 High Street. This will make it obvious to anyone passing the premises that both buildings are now available or the site as a whole.

### 2. Marketing Particulars

Whilst we previously had a colour brochure for the scheme, we have discussed producing in-house marketing particulars to include a map and photograph. This will provide details of the availability of the buildings individually or as a whole.

### 3. Web Marketing

The property will be advertised on our own website, [www.bonsors.com](http://www.bonsors.com) initially as a featured new instruction. The property will also be listed on other commercial property websites such as CoStar Focus, EG Property Link and Movehut. We would also recommend a listing on the Rightmove website from which we receive a good level of enquiries.

### 4. Mailing

The marketing particulars will be mailed to all suitable applicants registered with us for offices within the available size ranges. We can also target D1 occupiers for whom the property may well be of interest for educational, medical or leisure uses, and developers if you were to instruct us to actively market the freehold. It would be helpful to clarify the extent of the marketing that you would like us to undertake, particularly with regard to any alternative uses, such as D1 or Retail.

### 5. Agent Mailing

Details will also be circulated on the Estates Agents Clearing House and via the Office Agents Society for any requirements on behalf of their retained clients.

## Energy Performance Certificate

Can you please clarify whether you have an Energy Performance Certificate for the entire premises? We do of course already have an EPC for 63-65 High Street, Hampton Hill.

## Marketing Budget/Fee Proposal

In this type of situation we would seek your approval to an initial payment to cover marketing costs together with a monthly marketing fee. We would then make an allowance for the monthly marketing fee on our commission on a letting or sale.

We would request your approval to an initial marketing budget not exceeding £500.00. This would include the cost of the marketing board and listing on the Rightmove website as well as mailing, marketing particulars etc.

We would request a marketing fee of £1000.00 per quarter. On the letting or sale of 63-65 or 67-71 individually we would deduct an allowance of £500.00 from our commission account. On a sale or letting of the entire property we would deduct £1000.00 from our commission account.

## Fee Basis

Our Sole Agency commission on letting is 10% of one year's rental ignoring any rent free periods, capital contributions or other such incentives. This is subject to a minimum fee of £1,500.00 per transaction. Our commission on a freehold sale is 1.75% of the sale price.

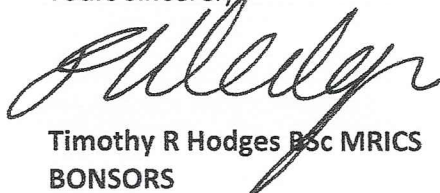
VAT is payable on all fees and costs at the prevailing rate.

I enclose two copies of our Terms of Engagement and to confirm our appointment, please sign and date both copies and return one copy to our office and retain one copy for your records.

Please note that the above advice is for marketing purposes only and should not be considered or used as a formal valuation for bank, mortgage, finance or company accounts purposes.

I trust that our recommendations meet with your approval and we look forward to receiving your further instructions. Please do not hesitate to contact either myself or Tim Gauld if there are any matters that you would like to discuss in the meantime.

Yours sincerely



**Timothy R Hodges BSc MRICS**  
**BONSORS**

Guaranteed Commercial Property Solutions

## APPENDIX 4

Costar Report



# Lease Comp Summary

Lease Comps Report

Deals

**88**

Asking Rent Per SF

**£17.23**

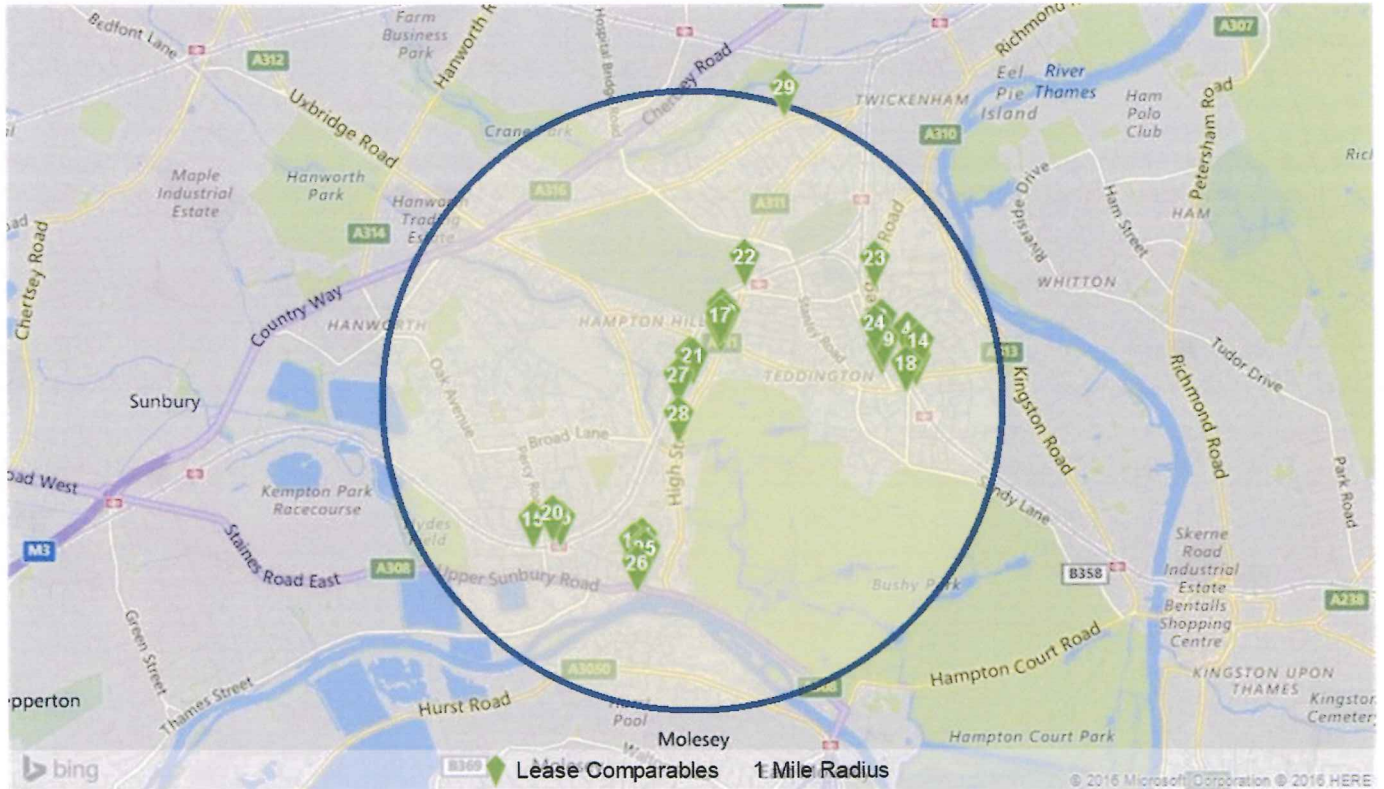
Achieved Rent Per SF

**£17.58**

Avg. Months On Market

**16**

## TOP 50 LEASE COMPARABLES



## SUMMARY STATISTICS

| Rent                      | Deals | Low   | Average | Median | High   |
|---------------------------|-------|-------|---------|--------|--------|
| Asking Rent Per SF        | 77    | £6.46 | £17.23  | £16.95 | £41.98 |
| Achieved Rent Per SF      | 15    | £6.81 | £17.58  | £18.50 | £26.47 |
| Net Effective Rent Per SF | 3     | £7.90 | £10.85  | £11.68 | £25.00 |
| Asking Rent Discount      | 9     | -2.7% | 8.9%    | 2.1%   | 40.0%  |
| Rent Free Months          | 2     | 6     | 15      | 15     | 24     |

| Lease Attributes    | Deals | Low  | Average | Median | High  |
|---------------------|-------|------|---------|--------|-------|
| Months on Market    | 80    | 1    | 16      | 12     | 56    |
| Deal Size           | 88    | 167  | 1,260   | 993    | 4,048 |
| Lease Deal in Years | 15    | 1.0  | 71.0    | 5.0    | 999.0 |
| Floor Number        | 73    | BSMT | GRND    | GRND   | 5     |

# Lease Comp Summary

## Lease Comps Report

| Property Name - Address               | Rating | Lease     |           |            |      | Rents      |           |
|---------------------------------------|--------|-----------|-----------|------------|------|------------|-----------|
|                                       |        | SF Leased | Floor     | Sign Date  | Type | Rent       | Rent Type |
| 1 1 Archer Mews                       | ★★★★★  | 1,100     | GRND,1    | 12/12/2014 | New  | £44.57     | Asking    |
| 2 Templeton Lodge<br>114 High St      | ★★★★★  | 1,210     | GRND,1    | 22/09/2014 | New  | £18.18     | Asking    |
| 3 4 Latimer Rd                        | ★★★★★  | 481       | GRND      | 11/08/2014 | New  | £18.19     | Asking    |
| 4 8 Waldegrave Rd                     | ★★★★★  | 2,054     | 1st       | 01/07/2014 | New  | £23.00     | Achieved  |
| 4 8 Waldegrave Rd                     | ★★★★★  | 1,375     | 2nd       | 01/07/2014 | New  | £23.50     | Asking    |
| 5 Station Rd                          | ★★★★★  | 952       | GRND,1    | 24/06/2014 | New  | £18.38     | Asking    |
| 6 1A Church Rd                        | ★★★★★  | 440       | GRND      | 18/06/2014 | New  | £20.00     | Asking    |
| 7 Heron Court<br>3 High St            | ★★★★★  | 1,104     | GRND      | 11/06/2014 | New  | £18.11     | Asking    |
| 8 Queen Anne House<br>15 Thames St    | ★★★★★  | 2,052     | GRND,1-3  | 19/05/2014 | New  | £17.55/fri | Asking    |
| 9 221A High St                        | ★★★★★  | 1,480     | GRND      | 01/05/2014 | New  | £16.89/fri | Asking    |
| 10 Central House<br>124 High St       | ★★★★★  | 1,030     | BSMT,G... | 28/04/2014 | New  | £8.25      | Asking    |
| 11 High St                            | ★★★★★  | 4,048     | 2nd       | 25/04/2014 | New  | £12.50     | Asking    |
| 12 36 Station Rd                      | ★★★★★  | 987       | GRND      | 14/04/2014 | New  | £15.20/fri | Asking    |
| 13 Mount Mews<br>High St              | ★★★★★  | 740       | GRND      | 14/02/2014 | New  | £16.21     | Asking    |
| 13 Mount Mews<br>High St              | ★★★★★  | 167       | 1st       | 12/02/2014 | New  | £32.93     | Asking    |
| 14 Harlequin House<br>7 High St       | ★★★★★  | 1,969     | 4th       | 30/01/2014 | New  | £20.00     | Asking    |
| 15 74 Oldfield Rd                     | ★★★★★  | 379       | 1st       | 01/01/2014 | New  | £13.19/fri | Asking    |
| 9 221A High St                        | ★★★★★  | 878       | GRND      | 05/12/2013 | New  | £17.08/fri | Asking    |
| 14 Harlequin House<br>7 High St       | ★★★★★  | 3,540     | 3rd       | 01/12/2013 | New  | £20.00     | Asking    |
| 15 74 Oldfield Rd                     | ★★★★★  | 1,027     | 1st       | 22/11/2013 | New  | £11.68/fri | Effective |
| 16 Old Stable Yard<br>123A Station Rd | ★★★★★  | 554       | GRND,1    | 30/09/2013 | New  | £26.01     | Asking    |