

## Jeremy Peter

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**From:** Alex Easton <alex@bdeaston.com>  
**Sent:** 07 November 2017 16:12  
**To:** Info@jeremypeterassociates.co.uk  
**Cc:** 'vanessa damiani'  
**Subject:** Former Post Office, 3 Station Road, Dinas Powys  
**Attachments:** Former Post Office, 3 Station Road, Dinas Powys CF64 4DE.pdf

Dear Jeremy

Further to earlier report dated 24 November 2016 (see attached), we have continued to market the property on the following, flexible basis:

1. Ground floor retail & ancillary accommodation: TO LET
2. Vacant retail premises & income producing first floor 2 bed flat: FOR SALE

In terms of the property's exposure, we have continued to market the former post office as follows over the past 12 months:

- A 5' x 4' board is visible in the shop front. The signage read "A1 Retail Premises", "For Sale or To Let" and "suitable for a number of alternative uses, subject to planning".
- A set of comprehensive property particulars were produced setting out detailed information including areas, rates and planning guidance together with colour photography and full floor plans
- Continued targeted mailing exercises were undertaken by email and post.

Recipients included the following:

- The local authority and other public sector enablers
- Commercial agents active in the Cardiff and Vale area who might potentially be representing clients seeking similar premises in the area
- Relevant applicants held on our in-house databases seeking retail premises / office space
- Parties who made enquiries about the property
- Website coverage including Rightmove, OnTheMarket.com and our own website.
- Window cards also promoted the availability of the property within Burnett Davies with Easton's Dinas Powys and Barry shopfronts.

In addition, the property does of course sit in a prominent location as you enter the village Square and its availability is therefore apparent to see by anyone visiting the area.

### DEMAND

The above comprehensive marketing has continued to generate little / no tangible interest over the past c. 30 month period for reasons previously outlined.

As a result, we would strongly recommend that you pursue other options which might include alternative uses.

I trust this brief update is satisfactory for your purposes at this stage but should you require anything further, please let me know.

Regards

**Alex Easton MRICS**  
Director

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