



**BY EMAIL ONLY**

26<sup>th</sup> June 2020

**RE: Former Charlton Liberal Club, 59 Charlton Church Lane, Charlton, London SE7 7AE**

I write to confirm the marketing which we undertook between 2nd January 2020 until 3rd February 2020 in relation to the sale of the above mentioned property.

We were instructed by the owners, who were the trustees of the Former Charlton Liberal Club, to sell the property on an unconditional basis. As a result, the property was listed on our website, circulated around our email database twice (which contains approx. 16,000 contacts), listed on 4 specialist commercial property portals (namely: Estates Gazette Propertylink, Movehut, Commercial People and E.A.C.H.) as well as having a prominent 'for sale' board erected outside.

This marketing resulted in 88 enquiries being received and subsequently a well-attended block viewing of approximately 40 interested parties, which lasted around 3 hours. Following to the viewing, we were in receipt of 11 formal offers to purchase the property. Given the considerable interest received within the 4 week timeframe, we agreed with the sellers that interest was sufficient enough to attempt to bring the marketing to a close, and try to agree a sale to one of the already-interested parties before the opportunity became stale.

Clearly you were the successful party, given you completed the purchase of the property towards the end of February.

In terms of the nature of the interest received, a substantial majority of this was from residential property developers. This is as the property was clearly in an unusable state for any commercially intended use, however did sit in a good position (being adjacent to Charlton Railway Station) and therefore likely to work well for living accommodation. This is not to mention the buildings either side comprise self-contained apartments and are all sold or let.

Additionally, it is clear that there is no demand for a Liberal Club in the vicinity, as the sole reason we were instructed to sell the property was because the Club were in large amounts of debt being unable to make it financially viable any longer. They stated that this was due to a large change in the local trend and demographic over the past few years, and therefore a lot of their members had moved out of the area or for one reason or another were no longer able to take part in Club activities.

Cont'd...

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# APPENDIX A

We are aware that the property has been vacant for some years and several attempts to sell the Freehold and leasehold interest as an ongoing concern (with other agents) had failed.

From a personal point of view, I believe the building is best suited for a conversion to self-contained residential units. This is as the demand for D2 commercial space in the area is slim, whilst the demand for apartments in the close-to-city location vast outweighs the short supply.

I trust the above proves of interest and would welcome any questions you may have.

Yours sincerely,



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