



25/07/2022

To Whom It May Concern,

In 2018 we were instructed by Regent Spiritualist Church to market for 'sale or rent' the D1 property -The Mission Hall, Etherley Road N15. We advertised the property extensively including circulating the property to our client base.

The building is located in a highly residential area with very low pedestrian footfall. It was in a dilapidated condition and required a considerable amount of investment in order to bring it to an acceptable condition for D1 or other similar use.

Our professional opinion is that the size, layout, condition and location of the building contributed to the difficulty in achieving a successful sale or rent of the property for community use. We advised the client accordingly.

Signed,

A handwritten signature in dark ink, consisting of a series of fluid, overlapping loops and strokes, positioned above the printed name of the signatory.

Dapper Estates