



REPORT IN RELATION TO

**THE WELLINGTON, WELLINGTON TERRACE,
TURNPIKE LANE, WOOD GREEN, LONDON N8 0PX**

Prepared by:

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London, W1S 1YR**



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REPORT ON MARKETING IN RELATION TO
THE WELLINGTON, WELLINGTON TERRACE, TURNPIKE LANE,
WOOD GREEN, LONDON N8 0PX

1.0 INTRODUCTION

- 1.1 Jenkins Law are a practice which specialise in retail and leisure throughout the UK with a bias towards London and the South East, dealing with agency and professional work in relation to leisure properties including hotels, pubs, bars, restaurants and nightclubs as well as retail properties.
- 1.2 Both personally and as a practice we have been heavily involved in the letting, management and acquisition of pub, bar and retail properties within Greater London and have had a long-term involvement in Wood Green and the surrounding locations such as Finsbury Park, Palmers Green, Dalston, Walthamstow and Finchley.

2.0 LOCATION

- 2.1 Wood Green is a densely populated suburb in North London. The subject property is situated in a terraced position on Turnpike Lane, in close proximity to the corner of High Road, which is the main retail pitch in Wood Green.
- 2.2 Turnpike Lane Underground Station (Piccadilly Line) is located to the East of the property 60 meters away from the subject property.



3.0 DESCRIPTION

- 3.1 The subject property comprises a mid-terrace single storey public house with a Ground Floor unit and a separately accessed Basement Cellar through the common parts of the building, all held within the Freeholders ownership. A floor plan of the property demise is attached under **APPENDIX I**.
- 3.2 The trading accommodation is set over Ground Floor and Basement; the basement space acts as a cellar store for the pub, accessed through the common parts of the building, located beneath the adjacent Costa and Betfred units.

4.0 TRADING HISTORY

- 4.1 The property has historically been a public house, the pub previously offered a range of beers, wines and spirits.
- 4.2 The premises has seen numerous tenants take occupation since the last lease was completed on the premises in April 1999, which was a lease between (1) Bromco (689) Limited and (2) Scottish & Newcastle PLC for a term of 20 years. The tenant on expiry of the lease was Trust Inns Limited.
- 4.3 The property was marketed on a free of tie lease in May 2019 following the cessation of the lease dated 6th April 1999.
- 4.4 The previous alcohol premises licence had been surrendered with the tenant's vacation of the premises at the end of the lease.
- 4.5 Following the closure of the premises in 2019 it has remained unoccupied until the present time, receiving several enquiries but offers following viewings were limited.



5.0 MARKETING HISTORY

- 5.1 Jenkins Law were instructed to market the existing premises on a new lease in 2019.
- 5.2 Marketing particulars were prepared at a rental of £60,000 per annum, on a new lease for a term to be agreed, which included the upper parts (residential accommodation), located above the adjoining units. The details can be seen under **APPENDIX II**.
- 5.3 A marketing board was ordered and erected to directly market to the local community, please see **APPENDIX III**.
- 5.4 The details were circulated to subscribers of Jenkins Law's enquiry database, specifically targeting parties with known requirement for this type of leasehold property. The property was also listed on Jenkins Law's website that receives over 650 unique visitors per week. Direct marketing was also undertaken, targeting local occupiers in the vicinity and multi-national operators. Local leisure businesses were specifically targeted via hardcopy send outs with the view to them already having trading knowledge of the area.
- 5.5 Details for the property have also been circulated through Estates Agent Clearing House (EACH) through both online and physical send outs regularly.
- 5.6 Since we began marketing the property on this basis, there had been limited interest, due to several reasons including the uncertainty as a result of the COVID-19 pandemic with regular lockdowns. Due to a lack of offers, we had to take action to try and entice parties to consider the property and make an offer. The demise of the property was then altered to solely the Ground Floor and Basement, with the quoting rent lowered in November 2020 to £35,000 pax (See **APPENDIX IV** for amended details). We then contacted all parties who had enquired previously to advise on the change in demise and reduction in rent.
- 5.7 After the change in property demise, we carried out a large onsite block viewing with potential occupiers who previous enquired. A viewings schedule can be seen under **APPENDIX V** – for which the block viewing date is listed as December 2020, including 6 parties.



- 5.8 From this block viewing, we only received one offer, which was from a small pub group called Newline Pub Company. This tenant was keen to reinstate trading hours similar to the property's historic premises licence hours. The council however denied this due to the high crime rate, drugs and violence issues, which a public house trading until 3/4am would exacerbate. This enquiry and licence application was made by Bailey Gray Limited (sub company of New Line Pub Company) in January 2021 and documentation can be found under **APPENDIX VI**.
- 5.9 The council responded with a representation letter on 10th December 2021 (also provided under **APPENDIX VI**) and proposed the premises licence timings of 9AM to 11:30PM on weekdays and 9AM to midnight on Friday and Saturday night in order to protect the local residents and limit the Nuisance and ASB in the late hours, however these were not feasible for Newline Pub Company business to work.
- 5.9 Following on from the abortive deal with Newline Pub Company, we held a further 3 block viewings with 8 parties (see **APPENDIX V**). All of the parties who attended site declined to offer on the premises for a series of reasons, including those highlighted within the council's representation letter under **APPENDIX VI** for issues within the community on this corner of Wood Green, meaning any trading Pub in this location will cause issues for the locals and also police resources from Anti-Social Behaviour, Crime, Drug Abuse and Violence.
- 5.9 We have not received any other offers or enquiries from any leisure operators looking to open a bar/pub.
- 5.10 Although our board reflects the use of the property as a 'PUB TO LET', all of the enquiries we have received within the last 12 months have been from Class E style operators with a variety of uses within the subcategories, all of which have been tabulated and provided under **APPENDIX VII**.



6.0 SUMMARY

- 6.1 Demand for the existing pub is extremely limited. We have been marketing the premises from 2019, receiving only one offer from a suitable operator in that time to take occupation on a leasehold basis, which however went abortive due to the refusal of planning for their ideal premises licence hours that that aligned with the historic licenced hours.
- 6.2 The lease was assigned by Scottish & Newcastle PLC, a large pub group/brewing company linked in with the Heineken Group to Trust Inns Limited.
- 6.3 The cost-of-living crisis, alongside the uncertainty of the leisure industry post-COVID and the rising energy prices have put further downward pressure on the market and impacted interest further. Since marketing the property, we can confirm have had no offers from suitable operators since the abortive negotiations with Newline Pub Company in 2021. We have had such a poor response and such limited interest from the style of operator required to suit the site, we have no confidence in letting the commercial element of the property within its current user category.
- 6.3 We do not consider that anything has changed within the locality to suggest that there would be an increased demand or any further likelihood the commercial property as it is will be occupied by a commercial tenant within the Pub/Bar sector.
- 6.5 We consider that it is unrealistic for the property to continue as a public house use, evidenced by the issues within the locality which led to the surrender of the premises licence and the subsequent restricting of potential trading hours and therefore significantly reducing the interest received from this type of leisure operator.
- 6.6 We predict this will remain to be the case moving forward and the property will continue to be vacant.
- 6.7 The property is not sustainable for use as a Public House under the Sui Generis User Category, it has no suitable use other than Class E for the premises to be attractive to a wider range of tenant operations.

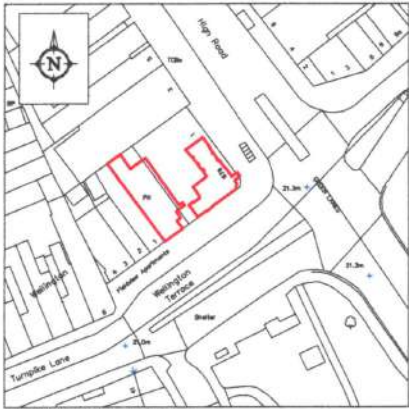
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JENKINS LAW LTD



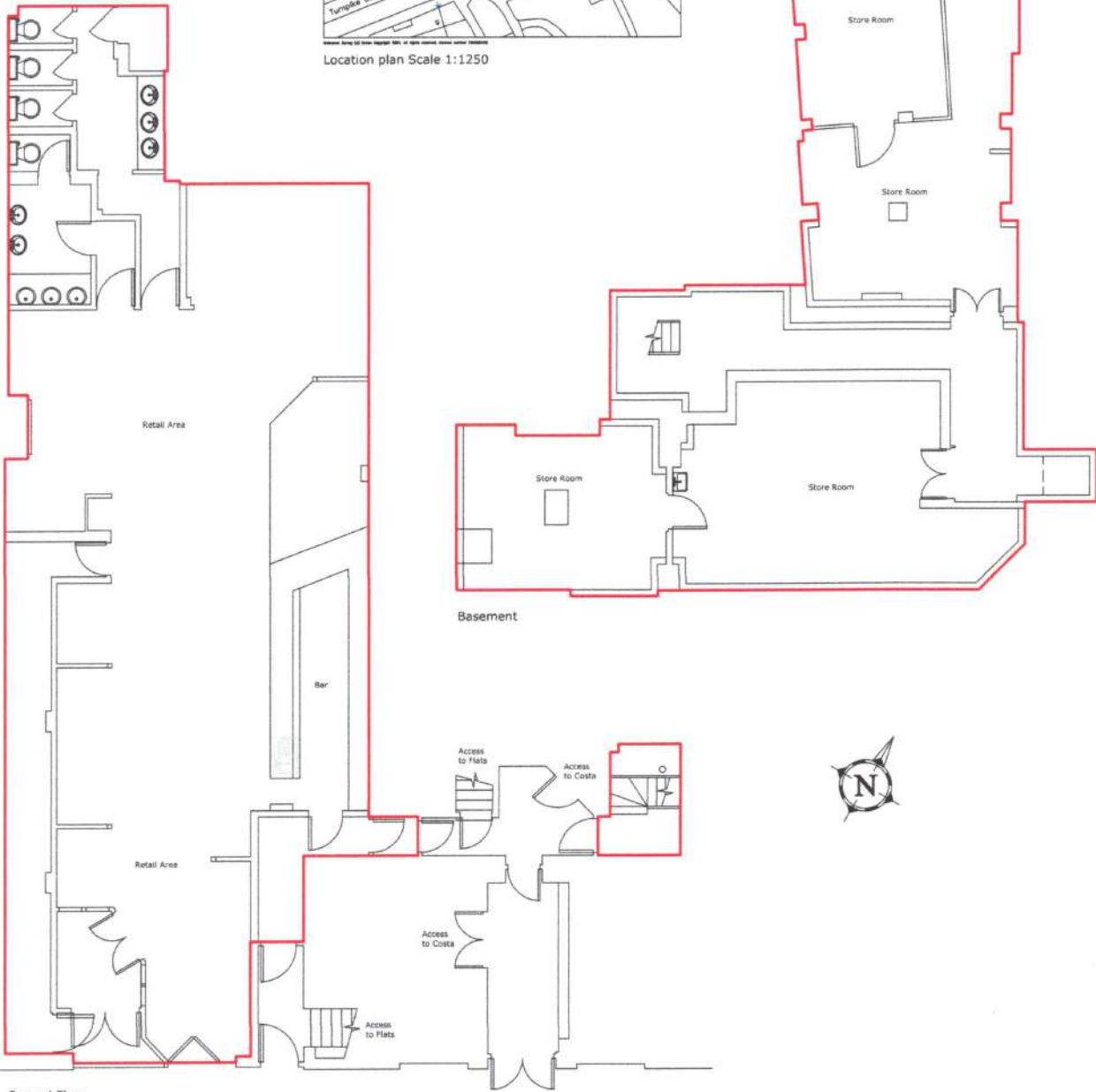
APPENDIX I

**THE WELLINGTON PUBLIC HOUSE –
FLOOR PLAN**

Current Lease Plan



Location plan Scale 1:1250



Ground Floor



Trueplan (UK) Ltd,
Bank Chambers, 36 Mount Pleasant Road,
Tunbridge Wells, Kent TN1 1RB
01892 614 881
plans@trueplan.co.uk www.trueplan.co.uk

The Wellington Public House
679 Green Lanes, Wood Green
London
N8 0PT

Scale 1:100 @A3
Drawing no.: 47521
Date drawn: 04-10-2021
Revision: 0

Hand-drawn floor plan of a prison unit, likely the 'B' wing of the Attica Prison. The plan shows a large central area labeled 'B A R.' (Bar) and 'SERV.' (Service). To the left is an 'ESCAPE CORRIDOR' and a 'COMMON CORRIDOR'. To the right is a 'STAIRS TO CELL' area. Restrooms are labeled 'MALE TOILET' and 'FEMALE TOILET'. A 'TOP FLOOR STAGE' is also indicated. The plan includes various rooms, corridors, and exits, with some areas shaded in pink.

(E) EMERGENCY LIGHT
 EXIT ILLUMINATED EXIT SIGN.
 (F) FIRE ALARM CALL POINT.
 (G) FIRE EXTINGUISHER.

GROUND FLOOR PLAN



APPENDIX II

MARKETING DETAILS



Jenkins | Law
Commercial Property Solutions

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Mayfair
London W1S 1YR

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PUB/BAR TO LET IN WOOD GREEN

THE WELLINGTON, 679 GREEN
LANES, LONDON N8 0QY



Location:

The unit occupies a very prominent position on Green Lanes opposite Turnpike Lane Underground Station (Piccadilly Line).

The surrounding area comprises a mixture of both established local traders and multi national retailers.

Accommodation:

The premises are arranged over ground floor, basement and upper parts and has the following approximate net internal areas:

Ground Floor:	1,300 sq. ft. (120.77 m²)
Basement Cellar:	1,186 sq. ft. (110.18 m²)
First Floor:	969 sq. ft. (90.02 m²)
Second Floor:	997 sq. ft. (92.62 m²)

*The Upper Parts Consist of a split level 7 Bed Flat.

Use:

The premises benefit from A4 planning consent. Alternative uses may be considered subject to planning.

Rent:

£60,000 per annum exclusive.

Lease:

The premises are available by way of a new 10/15 year full repairing and insuring lease. Free of Tie and subject to 5 yearly upwards only rent reviews.

Rates:

Interested parties are advised to make their own enquiries directly with the Local Authority.

Legal Costs:

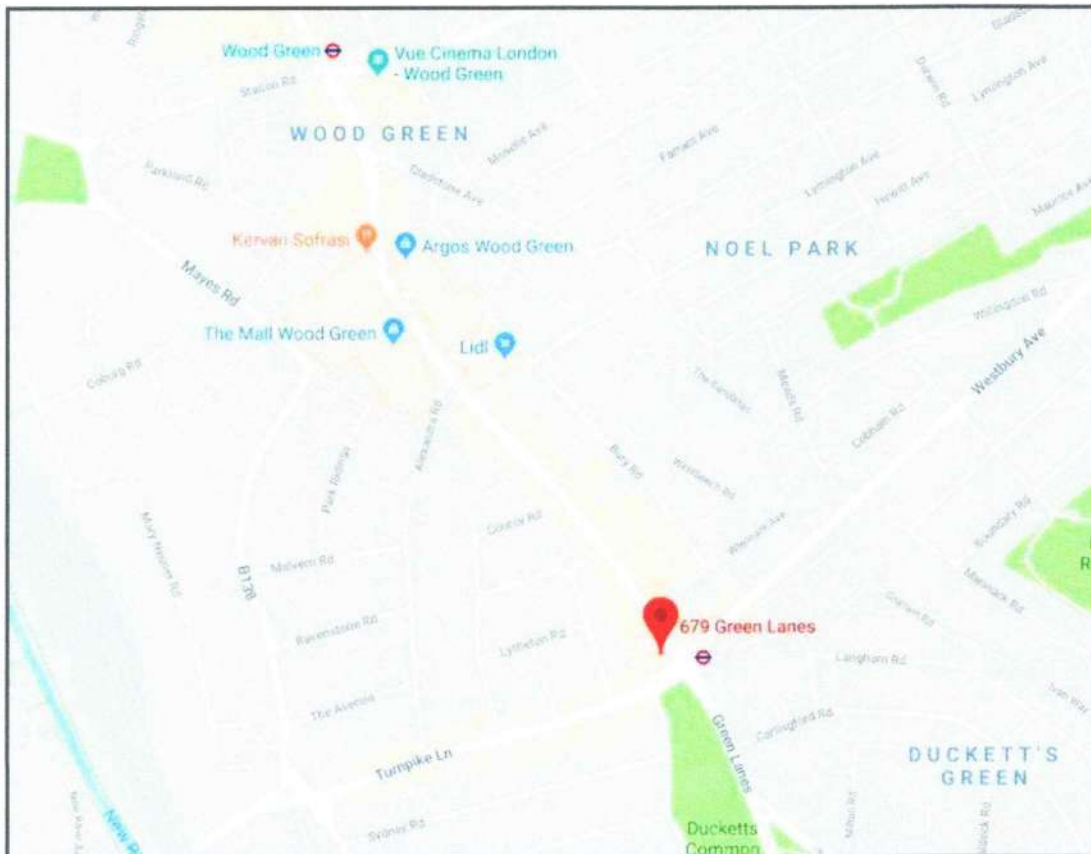
Each party to bear their own legal costs.

Viewings:

Please contact:

Ryan Mylroie
ryan@jenkinslaw.co.uk

David Brown
david@jenkinslaw.co.uk





APPENDIX III

MARKETING BOARD ORDER





APPENDIX IV

AMENDED MARKETING PARTICULARS



Jenkins | Law
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20 Hanover Street
Mayfair
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Tel: +44 (0)20 7440 1840
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PUB/BAR TO LET IN WOOD GREEN

THE WELLINGTON, 679 GREEN
LANES, LONDON N8 0QY



Location:

The unit occupies a very prominent position on Green Lanes opposite Turnpike Lane Underground Station (Piccadilly Line).

The surrounding area comprises a mixture of both established local traders and multi national retailers.

Accommodation:

The premises are arranged over ground floor and basement only and has the following approximate net internal areas:

Ground Floor: 1,300 sq. ft. (120.77 m²)
Basement Cellar: 1,186 sq. ft. (110.18 m²)

Use:

The premises benefit from Sui Generis (Pub/Bar) planning consent.

Rent:

£35,000 per annum exclusive.

Lease:

The premises are available by way of a new lease for a term to be agreed.

Rates:

Interested parties are advised to make their own enquiries directly with the Local Authority.

Legal Costs:

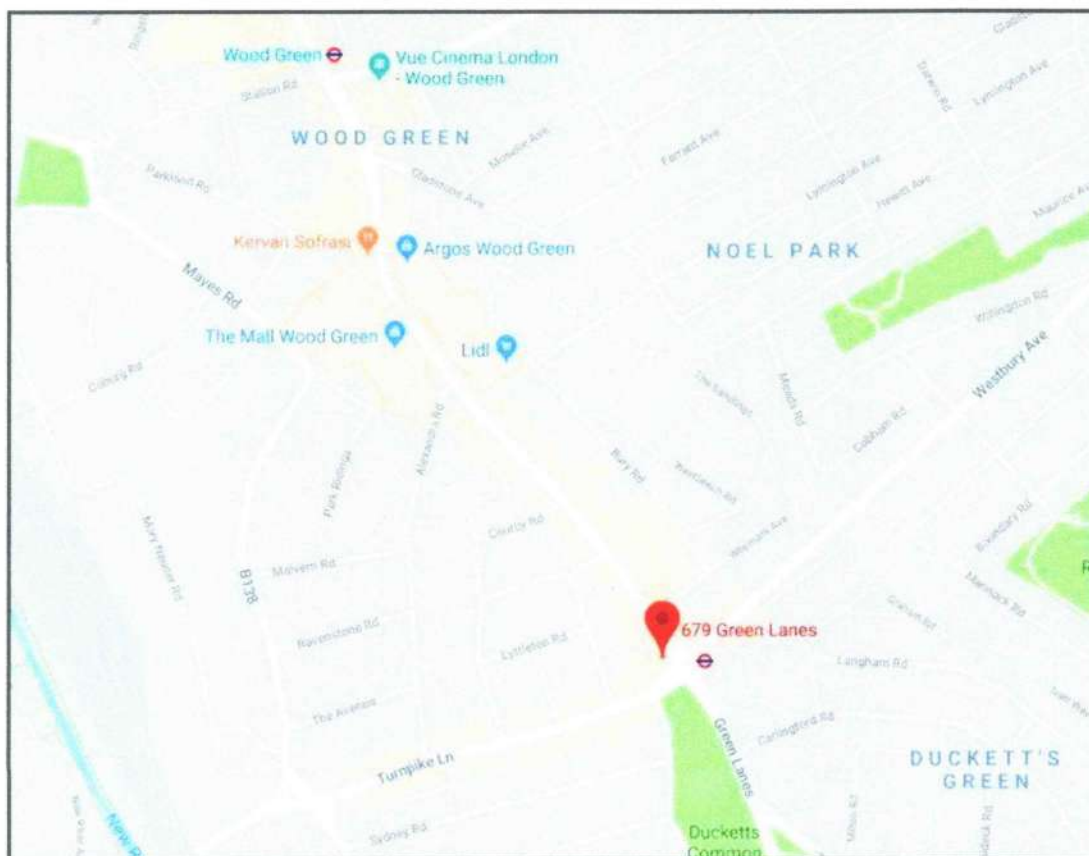
Each party to bear their own legal costs.

Viewings:

Please contact:

Ryan Mylroie
ryan@jenkinslaw.co.uk

Paul Jenkins
paul@jenkinslaw.co.uk





APPENDIX V

VIEWINGS SCHEDULE



The Wellington – Viewing Schedule

Viewing Date	Party	Comments/Feedback
December 2020	Mr Mitch Winn	Refused to offer due to further inspection of the area at later operating hours – issue with drugs, violence and ASB in this corner location.
December 2020	Newline Pub Co	Submitted an offer but then went abortive due to trading hours permissible by the council (see APPENDIX VI).
December 2020	Mr Alex Peludo	Declined to offer without a reason.
December 2020	Mr Arthur Goncalves	The target market and consumers were not right for his operation.
December 2020	Ms Kim Lam	Declined to offer without a reason.
December 2020	Mr Ervis Prencier	Issue with the configuration – Basement space is accessed through common parts.
1 st February 2022	Mr Deniz Alemdar	Wanted a later licence time than what the council said they would grant.
1 st February 2022	Mr Bledi Topalli	Wanted to have a kitchen space, but the configuration to have a bar and kitchen would limit the sales space too much.
1 st February 2022	Ms Stella Georgiou	Declined to offer without a reason.
1 st February 2022	Mr Kayum Radjabov	Took another unit nearby which was had a better configuration and a later licence than what would be feasible at the subject property.
8 th March 2022	Mr Ray Jose	Issue with the drugs, violence and ASB in this location on further inspection.
8 th March 2022	Mr Stanikzai Nawab	Declined to offer without a reason.
22 nd April 2022	Mr Fiqiri Zyberaj	Took a better unit in a nearby town with a licence in place.
22 nd April 2022	Mr Ardian Alia	Declined to offer without a reason.



APPENDIX VI

CORRESPONDENCE OF LICENCE APPLICATION, WITH THE COUNCIL'S REFUSAL REASONING

Tenant's Licence Application

Report for: Licensing Sub Committee 04th January 2021

Item number:

Title: **Application for a New Premises Licence –The Wellington -Wellington**
Terrace, 679 Green Lanes, London, N8 0PT

Report

authorised by : Daliah Barrett-Licensing Team Leader – Regulatory Services.

Ward(s) affected: Noel Park

Report for Key/

Non Key Decision: Not applicable

1. **Describe the issue under consideration**

1.1 This report relates to an application for a new premises licence by BAILEY GRAY LIMITED.

1.2 The application seeks the following:

Regulated Entertainment: Live Music & Recorded Music

Tuesday to Thursday	1100 to 0200 hours
Friday to Saturday	1100 to 0600 hours
Sunday to Monday	1100 to 0100 hours

Late Night Refreshment

Tuesday to Thursday	2300 to 0200 hours
Friday to Saturday	2300 to 0600 hours
Sunday to Monday	2300 to 0100 hours

Supply of Alcohol

Tuesday to Thursday	1100 to 0200 hours
Friday to Saturday	1100 to 0600 hours
Sunday to Monday	1100 to 0100 hours

Supply of alcohol **ON** the premises.

Hours open to Public

Tuesday to Thursday	1100 to 0230 hours
Friday to Saturday	1100 to 0630 hours
Sunday to Monday	1100 to 0130 hours

Seasonal variations:

31st Dec start of permitted hours to 1st Jan start of permitted hours

1.3 The application can be found at - **Appendix A.**

1.4 Representations have been received from:

Responsible Authorities- Licensing Authority. App B

1.5 Recommendation

In considering the representations received and what is appropriate for the promotion of the licensing objectives, the steps the Sub-Committee can take are:

- Grant the application as requested
- Grant the application whilst imposing additional conditions and/or altering in any way the proposed operating schedule.
- Exclude any licensable activities to which the application relates
- Reject the whole or part of the application

Members of the licensing sub committee are asked to note that they may not modify the conditions or reject the whole or part of the application merely because it considers it desirable to do so. It must be appropriate in order to promote the licensing objectives.

2 Background

- 2.1 The premises is situated along Turnpike Lane facing Duckets Common. The area has been affected by a spike in anti social behaviour, drug dealing and late evening gang related activity.

The premises was previously licensed for the following:

2.2 Supply of Alcohol

Sunday & Monday 1100 to 0100 hours

Tuesday to Thursday 1100 to 0200 hours

Friday & Saturday 1100 to 0400 hours

Regulated Entertainment

Sunday & Monday 1100 to 0100 hours

Tuesday to Thursday 1100 to 0200 hours

Friday & Saturday 1100 to 0400 hours

Provision of Late Night Refreshment

Sunday & Monday 2300 to 0100 hours

Tuesday to Thursday 2300 to 0200 hours

Friday & Saturday 2300 to 0400 hours

New Years Eve licensable activities from the start of permitted hours on 31 December until the start of permitted hours on 1 January.

The opening hours of the premises:

Sunday & Monday 1100 to 0130 hours

Tuesday to Thursday 1100 to 0230 hours

Friday & Saturday 1100 to 0430 hours

New Years Eve licensable activities from the start of permitted hours on 31 December until the start of permitted hours on 1 January.

- 2.3 Planning have advised that no application has been made to extend the hours of operation for the premises and this therefore remains at; Extension of opening hours to 9 am to 11.30 pm weekdays and 9am to midnight Friday and Saturday.

3 Licensing Policy

- 3.1 The committee will also wish to be aware of the guidance issued under section 182 of the Licensing Act 2003. Licensing is about regulating the provision of licensable activities on licensed premises, by qualifying clubs and at temporary events within the terms of the Licensing Act 2003. The terms and conditions attached to various permissions are focused on matters which are within the control of individual licensees and others granted relevant permissions. Accordingly, these matters will centre on the premises and places being used for licensable activities and the vicinity of those premises and places.
- 3.2 The objective of the licensing process is to allow for the carrying on of retail sales of alcohol and the prevention of public nuisance, prevention of crime and disorder, public safety and protection of children from harm. It is the Licensing Authority's wish to facilitate well run and managed premises with licence holders displaying sensitivity to the impact of the premises on local residents.
- 3.3 In considering licence applications, where relevant representations are made, this Licensing Authority will consider the adequacy of measures proposed to deal with the potential for public nuisance and/or public disorder having regard to all the circumstances of the case.
- 3.4 Where relevant representations are made, this authority will demand stricter conditions with regard to noise control in areas that have denser residential accommodation, but this will not limit opening hours without regard for the individual merits of any application. This authority will consider each application and work with the parties concerned to ensure that adequate noise control measures are in place. Any action taken to promote the licensing objectives will be appropriate and proportionate.
- 3.5 This Licensing Authority in determining what action to take will seek to establish the cause of concern and any action taken will be directed at these causes. Any action taken to promote the licensing objectives will be appropriate and proportionate.
- 3.6 Where relevant representations are made, this authority will demand stricter conditions with regard to noise control in areas that have denser residential accommodation, but this will not limit opening hours without regard for the individual merits of any application. This authority will consider each application and work with the parties concerned to ensure that adequate noise control measures are in place
- 3.7 Also The Licensing Authority may not impose conditions unless its discretion has been exercised following receipt of relevant representations and it is satisfied as a result of the hearing that it is appropriate to impose conditions to promote one or more of the four licensing objectives. Therefore conditions may not be imposed for the purpose other than promoting the licensing objectives and in some cases no additional conditions will be required.

- 3.8 In cases Members should make their decisions on the civil burden of proof, that is the balance of probability.
- 3.9 Members should consider in all cases whether or not primary legislation is the appropriate method of regulation and should only consider licence conditions when the circumstances in their view are not already adequately covered elsewhere.
- 3.10 The Government has advised that conditions must be tailored to the individual type, location and characteristics of the premises and events concerned. Conditions cannot seek to manage the behaviour of customers once they are beyond the direct management of the licence holder and their staff.
The Councils Licensing policy generally expects applicants to address the licensing objectives and discuss how to do this with the relevant responsible authorities.

4 Licensing hours

- 4.2 Where relevant representations are made, the Council will consider the proposed hours on their individual merits. Notwithstanding this, the Council may require stricter conditions in areas that have denser residential accommodation to prevent public nuisance. The Council will endeavour to work with all parties concerned in such instances to ensure that adequate conditions are in place. The Council may restrict the hours that certain premises can offer alcohol for sale for consumption off the premises for preventing crime, disorder and nuisance.

5 Powers of a Licensing Authority

- 5.1 The decision should be made with regard to the Secretary of the State's guidance and the Council's Statement of Licensing Policy under the Licensing Act 2003. Where the decision departs from either the Guidance or the Policy clear and cogent reasons must be given. Members should be aware that if such a departure is made the risk of appeal / challenge is increased.
- 5.2 The licensing authority's determination of this application is subject to a 21 day appeal period or if the decision is appealed the date of the appeal is determined and /or disposed of.

6. Other considerations

Section 17 of the Crime and Disorder Act 1998 states:

"Without prejudice to any other obligation imposed on it, it shall be the duty of each authority to which this section applies to exercise its various functions with due regard to the likely effect of the exercise of those function on, and the need to do all that it reasonably can to prevent crime and disorder in its area".

6.1 Human Rights

While all Convention Rights must be considered, those which are of particular relevance to the application are:

- Article 8 – Right to respect for private and family life.
- Article 1 of the First Protocol – Protection of Property
- Article 6(1) – Right to a fair hearing.
- Article 10 – Freedom of Expression

7 Use of Appendices

Appendix A - New Application.

Appendix B – Responsible Authority Representations

Background papers: Section 82 Guidance
Haringey Statement of Licensing policy

Your Ref:

Our Ref: Licensing

Date: 10th December 2021

REPRESENTATION LETTER

Dear Sir/Madam,

LICENSING ACT 2003 – Application for a New Premises Licence – WELLINGTON PUBLIC HOUSE TURNPIKE LANE LONDON N8

I am writing to object to the application for a New Premise Licence for the aforementioned premises on the grounds of prevention of crime and disorder and the Prevention of Public Nuisance. At this present time, the Licensing Authority feel it is necessary to object to any excessive late licensing hours in this location, as a way of safeguarding local residents from the possible negative impact.

Turnpike Lane is an area of interest in terms of targeted crime prevention. The current social issues has seen vulnerable people coming to the location. Issues with Gang members, ASB in the area, residents finding defecation in their front gardens, clear signs of drug use and dealing.

Turnpike Lane is currently a matter of a specific partnership tasking group that is looking at the ongoing crime and disorder and working towards crime prevention.

The area has had serious crime take place ranging from drug dealing gangs to a shooting that took place some months back.

Whilst these ongoing issues cannot be placed at the door of the applicant we question the excessive hours being applied for and feel that such late hours would only serve to attract more anti social behaviour and potentially opportunistic crime in the area.

We are also aware that the current planning Permission for the premises permits the following :

- 9 am to 11.30 pm weekdays and 9am to midnight Friday and Saturday

In light of this and in order to protect nearby residents from the likely effect of late night noise nuisance as well as anti social behaviour we consider a reduction in the hours being sought as follows:

The Wellington

Wellington Terrace, Turnpike Lane, Wood Green, London, N8 0PT
Ward - Noel Park

Regulated Entertainment: Live Music and Recorded Music

Sunday to Thursday 11am to 2300

Friday to Saturday 11am to 2330

Late Night Refreshment

Friday to Saturday 11pm to 23:45

Supply of Alcohol

Sunday to Thursday 11am to 2300

Friday to Saturday 11am to 2330

Supply of alcohol **on** the premises.

Hours open to the public

Sunday to Thursday 11am to 23.30

Friday to Saturday 11am to 0000

Seasonal variations:

31 December start of permitted hours to 1 January start of permitted hours.

HISTORY;

The premises was previously operated as a public house but the licence was surrendered in early 2019.

The hours of operation permitted under the previous licence were as follows:

Supply of Alcohol

Sunday & Monday 1100 to 0100 hours

Tuesday to Thursday 1100 to 0200 hours

Friday & Saturday 1100 to 0400 hours

Regulated Entertainment

Sunday & Monday 1100 to 0100 hours

Tuesday to Thursday 1100 to 0200 hours

Friday & Saturday 1100 to 0400 hours

Provision of Late Night Refreshment

Sunday & Monday 2300 to 0100 hours

Tuesday to Thursday 2300 to 0200 hours

Friday & Saturday 2300 to 0400 hours

New Years Eve licensable activities from the start of permitted hours on 31 December until the start of permitted hours on 1 January.

The opening hours of the premises:

Sunday & Monday 1100 to 0130 hours

Tuesday to Thursday 1100 to 0230 hours

Friday & Saturday 1100 to 0430 hours

It is fair to say that the feel and atmosphere along Turnpike Lane has changed since 2019 and the current anti social behaviour and crime levels are having a negative impact on residents and business alike. The possibility of a late night venue such as this would become a natural place to gather and loiter for drug dealers etc.

Due to these concerns the Licensing Authority cannot support the late hours being requested at this venue at this time for a new premises licence regardless of the fact that the premises had a 4am licence previously on a Friday and Saturday night. The Council are concerned and have in partnership with the Police set up a Turnpike Lane Tasking Group with various other Services and agencies to try and combat the issues.

Yours sincerely
Licensing Authority RA



APPENDIX VII

RECENT PROPERTY ENQUIRIES LIST



The Wellington – Recent Enquiries Schedule

Enquiry Date	Party	Comments on Operation
21/09/2022	Helen	Restaurant with 1 site in Finsbury Park.
06/10/2022	Alberto	Coffee Shop
04/11/2022	Parviz	Organic Food / Mini Mart
01/03/2023	Satihak	New company Bakery.
15/03/2023	Dimitar	Tailor Company with an online business
03/04/2023	Said Kilinc	Wants to open a Dark Kitchen Site for a restaurant, this enquirer is the Kaspas franchisee for Wood Green and has 2 other stores in that business.
11/04/2023	Sameer	Retailer.
13/04/2023	Asen	New restaurant concept
13/04/2023	Saf	Grocery Operator with no sites at the moment.
24/04/2023	Christabel	Community hall and events space
24/04/2023	Qamin	Coffee Shop operation with 1 site currently.
09/05/2023	Alhal	Mexican Restaurant (New Company).
10/05/2023	Samuel	Ethiopian & Eritrean Cuisine Restaurant with 1 site in Shepherds Bush.
19/05/2023	Curtis	Contractor looking for an office space
27/05/2023	Mr Mattheson	Construction Office
05/06/2023	Ozcan	Bakery Business with 3 sites, wanting to expand to Wood Green
15/06/2023	Ashana	Private event space and catering with 1 site in Holloway.
19/06/2023	Cledia	Wants to open a new business in the restaurant industry.
17/07/2023	Ali	Bridal store, with 2 sites at the moment.
03/08/2023	Mrs Ersus	Kitchenware sales company with 1 site in Enfield.
21/08/2023	Ozkan	Bakery & Cake Shop
21/08/2023	Pamela	Irish Coffee Shop, family run business with sites in Ireland
23/08/2023	Gabcalta	Restaurant operator new start-up with 40 years' experience in catering/hospitality.



29/08/2023	Amin Chamed (Cloud City Vape)	Vape Store under Class E with 6 sites running at the moment.
04/09/2023	Melike Bendemirhan	Bakey (new business), calling on behalf of her friend.
12/09/2023	Ali Ozkabaoglu	Turkish Dessert concept with 1 site in Stoke Newington
13/09/2023	Vasily	Wants to open a convenience store