

1st February 2024

To whom it concerns

I am Andy Plaistowe, the Branch Partner overseeing all marketing operations at the Gravesend Branch of Robinson Michael Jackson. Robinson Michael Jackson are one of the largest estate agents in Kent and with 40 years experience of the residential and commercial property market in Gravesend. Our brand, our marketing boards and advertisements stand out and are recognised probably by everyone who has an interest or requirement to buy, let or sell a property in Gravesend.

The former Crown and Thistle Public House was closed in 2015 when the owners reached the point of wanting to retire. The owners tried to sell the building as a pub without success. There was some limited interest, however, the pub trade was starting to change and there was no-one able to take it on. The building has been empty since then.

I took on the instruction to sell the pub and marketing the building from the 10th January 2022. Marketing was extensive including advertising in the local papers, on our web site and with a marketing board erected on the front of the property. We targeted all interests whether to run the building as a pub, restaurant, office or any other commercial use and also on a freehold or leasehold basis. There was 17 potential interested parties that looked at the building and four offers. All the interest was for the building to be used for residential uses. There was no interest in it for commercial use for which there are a number of potential reasons. The location is primarily a residential location. There is no parking immediately near the property at a sensible rate. There is some meter parking in Harmer Street but that's costs for someone wanting to park all day. There are no other businesses here that attract people to come and look and limited passing business as the road to the front is one way and access can't be gained from West Street/Harmer Street.

All the interested parties were investors in residential properties looking to buy to convert the building into flats. We therefore confirm that there was no interest in the building being used commercially.

Yours faithfully



Andy Plaistowe
Branch Partner



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