

Mr Charles and Mr Anthony Caddy
Brynmenyn Industrial Estate
1a Attlee St
Brynmenyn
Bridgend
CF32 9TQ

Date 12th December 2018

Dear Sirs

RE: RAOB Club, Pencoed

I write further to our recent discussion regarding the potential to accommodate a ground floor retail unit within the proposed development at the RAOB Club in Pencoed and my comments are as follows:

In general, the retail market has been severely hit over the past 12 months, through Brexit and the failing High St. As such a speculative development in a tertiary town, on a tertiary pitch, would not be appealing to any retailer or developer. The investment/development market in Wales, and within the Bridgend area especially, is limited to pre-let developments in high profile locations, with high pedestrian footfall and traffic flow, to attract a National retailer.

There is no market for speculative build space for a unit size that could be accommodated on the entrance, c500sqft (50sqm) of a regular shape and car parking, since there is no longer the national or regional interest for this size of unit in this location..

While in some locations there is independent trader interest, this is typically restricted to prime locations in busy locations and not secondary/tertiary pitch locations such as this site.

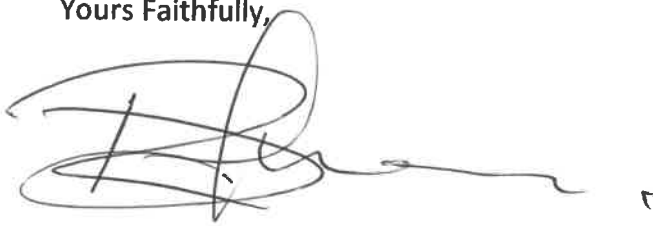
There are any number of older, vacant, units in the town and the wider Borough that such traders can already choose from and consequently the low rents and short term commitments that such space commands coupled with the lack of investment value simply does not justify building new space.

The RAOB site has further site-specific issues in that it is functionally separate from the retailing on Pen-Y-Bont Road and around the Monument and due to land ownership constraints there is no front access for loading or customer parking. Rear servicing would not be possible since the site access would not accommodate the turning movements of a delivery vehicle.

The public toilet block presents both a physical obstacle, which would mask any retail shop on this corner, and which detracts further from the attractiveness of this location for retail.

Overall this is a poor location for retail, masked from the main retail pitch and in my view it would be unlikely to attract any retailer interest, of sufficient covenant strength, to warrant building a speculative retail scheme in this location.

Yours Faithfully,

A handwritten signature in black ink, appearing to be 'Richard D Thomas', written over a horizontal line.

Mr Richard D Thomas BSc (Hons) MRICS
Director
RDT Chartered Surveyors