



THOMLINSONS

— 1870 —

Mr T. Grant
Stonecroft
Tom Cat Lane
Bickerton
LS22 5ES

6 June 2017.
JRWW/DP

Dear Trevor

RE: CAR PARK VALUATION – THE CHEQUERS INN, BILTON IN AINSTY

Further to my recent visit and our subsequent conversation, I write with my thoughts with relation to the above car park.

There is some potential in investigating the possibility of obtaining planning permission for a single plot. As discussed a single plot of this nature located adjacent to a Public House in my opinion could have a value of between £150,000-£170,000. As it currently stands as a use for car parking purposes, I am of the opinion that the site has a value in the region of £50,000 and as such taking a capital return of 5% I would suggest an annual rent of £2,500.

I trust that this information is sufficient for your current purposes, but please do not hesitate to give me a call if you require any further information. In the meantime I enclose my fee account for your attention in due course.

Kind regards.

Yours sincerely,

J. Richard W Waring
Director

Enc.

t 01937 582748
f 01937 580571
e office@thomlinsons.co.uk

Thomlinsons
24 High Street
Wetherby LS22 6LT

www.thomlinsons.co.uk

Thomlinsons Ltd Trading as Thomlinsons.
Registered in England No 07535451
Registered Office 24 High Street, Wetherby, West Yorkshire, LS22 6LZ.
VAT Registration No 444 3755 42. Regulated by RICS

