



14 July 2008

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10 Oxford Street
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NG1 5BG

Our ref: GH/2/DK

Dear David,

34/44 BRIDLESMITH GATE, NOTTINGHAM

Thank you for your email from last week advising of the presence of the Juice Bar which has appeared outside our mutual client's shops at the above. This was complete news to me that this had appeared.

I note from the copy of the Report to the Director of Community and Culture from February at which this initiative was approved that some consultation had taken place with hand delivered letters being issued to four businesses adjacent to the proposed location for the Juice Bar although these are not identified. I note that the report indicates that no comments were received to the application. I can confirm that no such notification was received by us on behalf of our client, the Nottinghamshire County Council and if we had received any such notification we would have strongly objected to the proposed location.

There is no doubt that this Juice Bar has a serious detrimental affect on the presence of the Fund's three retail properties in this location, blocking visibility to the shops and making it more difficult for pedestrians to access the unit. This could have a clear financial implication for the Fund at rent review, where as you know, visibility and access to retail premises is of fundamental importance when assessing rent levels.

I have no explanation as to why none of the three retailers took issue with the application (assuming they were among the four businesses consulted) and I would ask if you and your colleagues could contact the retailers affected to determine their attitude to the presence of the Juice Bar now.

Can you also investigate whether there is any right of appeal to this application and what route is best taken for us to contact the City Council on behalf of the Pension Fund to object to its presence? Had we been properly consulted in February we would have made strong representations against this proposal.

Yours sincerely

Graham D Hardie
Director

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