

Mr J and Mr A Akhtar

[REDACTED]
Maidenhead,

Licensing -
West Berkshire Council
Council Offices,
Market St,
Newbury,
RG14 5LD

29th August 2021

Re: Premise License for 3 Market Place, RG17 8XU

Dear Emilia Matheou and West Berkshire Licensing Legal Team,

We are writing to you concerning the Store at 3 Market Place, Lambourn, RG17 8XU that we have owned for 18 years, and an application submitted by our leaseholder tenant Mrs Kugarani of Family Mart LTD in regards to obtaining a Premise License and why you should grant the license for the premises.

The store has had a Premise License for decades, is integral to the value of the premises, and in summary was surrendered illegally without our knowledge by a party that had no authorisation to do so. We were only made aware recently that the store was without a Premise License and would like to provide supporting information for the approval of a licence being granted again on the premises.

We bought the store in 2003 with a Premise License from Mr. Manku who had owned the off-license convenience store for 17 years prior to our purchase. We personally ran the store for a further 10 years. Afterwards we leased the premises, with a lease duration of 21 years to [REDACTED] LTD, who after 3 years, sold the lease to Mr [REDACTED]

Mr [REDACTED] ran the store for 3 further years at which point he illegally sub-let without our permission and knowledge to [REDACTED] LTD) for four months. In that time [REDACTED] without our knowledge or permission, and therefore illegally, transferred the Premise License under their company on 21st June 2019 and then surrendered the Premise License on 27th September 2019. They then gained a Premise License on a store further up the High Street that they own, known as [REDACTED]. In addition, they removed stock, equipment, ripped out fixtures and fittings at 3 Market place causing damages to the property and abandoning the premises and owe rent arrears for 18 months. In relation to this we have taken the matter to Court, our solicitor, Mr Goddard of Kidd Rapinet LLP, Maidenhead, are dealing with this situation on our behalf.

The lease has been forfeited and we have drawn up a new lease with Family Mart LTD, via our solicitor, Mr Proddow of Proddow Mackay Solicitors, Maidenhead. As far as we were aware the store had a Premise License, it was only up until now after we had renovated the premises, completed the depilated work, and drew up the lease that we learnt what had happened. The lease was subjected to the condition that the store had a Premise License with the main source of income of the store being an off-license.

The store is a well-established and a known shop in the village, with a long history. The building being 500 years old, grade 2 listed, with documented historical evidence showing the store has existed for numerous years. With the main source of income associated and directly linked to the off-license status of the Premises, therefore without a Premise License the store will not be able to function and cause a huge financial loss and burden due to an illegal act by [REDACTED] LTD. We therefore ask that you approve the application for a Premise License at 3 Market place due to all the points we have mentioned.

Please feel free to follow-up with any questions or concerns, my contact details are above. Can we also request you to forward this letter to your legal team? We look forward to your reply.

Your Sincerely,

Mr Jaweed Akhtar and Mr Amjeed Akhtar

Of 3 Market Place, Lambourn, RG17 8XU