

From: Ayeh Nowroozi <a.nowroozi@sbs-law.co.uk>
Sent: 21 November 2019 11:41
To: Sarah Rogers - Licensing; gareth.gosling@dorset.pnn.police.uk
Subject: POLSKI SKLEP - LETTER TO VENDOR DATED 21.11.19.pdf
Attachments: POLSKI SKLEP - LETTER TO VENDOR DATED 21.11.19.pdf; ATT00001.htm

Dear both

Further to my earlier email please find attached a confirmation of sale of the business. I am currently waiting for further supporting evidence from the conveyancing solicitor.

I would be obliged if you would also inform me as to whether the license review concerns the personal license of Mr Adil or the actual business

Best

Mr S Adil
17 Caledonian Court
446 Christchurch Road
Bournemouth
Dorset
BH1 4AY

AJB/G34082R
21st November 2019

Dear Mr Adil

**Re: Polski Sklep, 17 Lansdowne Road, Bournemouth, Dorset, BH1 1RZ
Adil to Tsang**

Further to our telephone conversation, we are happy to provide confirmation regarding the above transaction.

The sale was agreed in August 2019, a copy of our notification of sale is enclosed, the sale price being exclusive of stock as the purchaser did not require any of the existing stock it being his intention to open a Chinese Supermarket.

The completion date has been set for Friday 22nd November 2019 or at the latest Tuesday 26th November 2019.

Please do not hesitate to contact the undersigned should any additional information be required.

Yours sincerely
Everett Masson & Furby (Exeter) Ltd

[Redacted Signature]

A J Bentley (Mrs)
Director

amandabentley@emfgroup.com

Enc

NOTIFICATION OF SALE (subject to Contract).

Ref No: G34082R
Date: 13th August 2019

VENDOR: Mr Saman Adil
BUSINESS ADDRESS: Polski Sklep
17 Lansdowne Road
Bournemouth
Dorset BH1 1RZ

VENDOR'S HOME ADDRESS: Christchurch Road
Bournemouth
Dorset

VENDOR'S SOLICITORS: Chadwick Lawrence Solicitors
Paragon Point
Paragon Business Village
Wakefield
West Yorkshire WF1 2DF

For the attention of: Mr Philip Brown

PURCHASERS: Mr Che-Hui Tsang
ADDRESS: Bournemouth
Dorset

PURCHASER'S SOLICITORS: Aldridge Brownlee Solicitors LLP
89 Wimborne Road
Winton
Bournemouth
Dorset BH3 7AW

For the attention of: Marc Del Llano

AGREED PRICE: £49,995.00 (Forty-nine thousand, nine hundred and ninety-five pounds)
To include Lease, Goodwill, plus agreed Fixtures and Fittings

national business and commercial property agents

Sarah Rogers - Licensing

From: Sarah Rogers - Licensing
Sent: 21 November 2019 13:10
To: Ayeh Nowroozi
Cc: gareth.gosling@dorset.pnn.police.uk
Subject: RE: POLSKI SKLEP - LETTER TO VENDOR DATED 21.11.19.pdf

Dear Ayeh

As stated earlier the review application must proceed and the hearing must take place within a certain timeframe (including a specified number of days which must be given as notice of the hearing). The hearing date has therefore been calculated specifically and unlikely to be moved forward. An adjournment can be requested but all parties must agree.

The buyer should be made aware that there is now a review of the licence. The review is made in respect of a premises where there is concern that the premises are not promoting one or more of the licensing objectives (in this case the prevention of crime and disorder) so there is a risk that the licence could be revoked or suspended, being on the options available to Members.

I strongly recommend that you commence mediation with the Police. Although a hearing is inevitable it would be helpful to Members if a full picture of the future of the premises is set out for them and reassurance that the premises are not (if that is the case) involved in any way with Mr Adil and his business dealings.

I hope this clarifies things.

Kind regards
Sarah



Sarah Rogers
Senior Licensing Officer
Communities
T. 01202 454929
sarah.rogers@bcpcouncil.gov.uk
bcpcouncil.gov.uk

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From: Ayeh Nowroozi <a.nowroozi@sbs-law.co.uk>
Sent: 21 November 2019 12:00
To: Sarah Rogers - Licensing <sarah.rogers@bcpcouncil.gov.uk>
Cc: gareth.gosling@dorset.pnn.police.uk
Subject: Re: POLSKI SKLEP - LETTER TO VENDOR DATED 21.11.19.pdf

Dear Sarah

Thank you for your prompt response

The purchaser is buying the premises with the benefit of a license

I should also inform you that the purchaser intends to open an oriental supermarket.

Does the license review concern an individual or the premises?

Is it possible to move the hearing forward, or is the police in the position to remove their application?

The transaction is due to be completed tomorrow or latest the 26 November

Regards

Ayeh Nowroozi
Solicitor

Sweetman Burke & Sinker
158-160 Broadway
West Ealing
London W13 0TL

Tel : [020 8840 2572](tel:02088402572)
Mobile : [07939 910191](tel:07939910191)
Fax : [020 8567 8379](tel:02085678379)

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On 21 Nov 2019, at 11:47, Sarah Rogers - Licensing <sarah.rogers@bcpcouncil.gov.uk> wrote:

Thank you for this information.

The review process does not allow for it to be withdrawn once applied for therefore it will have to be heard by the Licensing Committee, even if their decision is not to take any further action.

Is it the intention of Mr Adil to surrender the premises licence now that he has sold it or is the purchaser relying on the fact that it has the benefit of a premises licence?

I look forward to hearing from you.

Kind regards
Sarah

[<image002.png>](#) [<image003.jpg>](#)

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Sarah Rogers - Licensing

From: Ayeh Nowroozi <a.nowroozi@sbs-law.co.uk>
Sent: 21 November 2019 14:08
To: Gosling, Gareth
Cc: Sarah Rogers - Licensing
Subject: Re: POLSKI SKLEP - LETTER TO VENDOR DATED 21.11.19.pdf

Dear Both

Thank you very much for your response

Mr Adil is open to mediation and can give you his personal guarantee that such things would never happen again. He is a man of good character and has been a license holder for many years, he has never been in breach of his license.

He had made a genuine mistake as he has been under tremendous stress, consequently, he decided to sell the business premisses all together.

If this buyer pulls out of this transaction due to the license issues Mr Adil will be at risk of losing everything including his home.

Due to the Brexit issues which has impacted all of our lives, his business level has dropped over 60% and it is extremely difficult to find another investor who is willing to invest during such uncertainties involving Brexit

Regards

Ayeh Nowroozi
Solicitor

Sweetman Burke & Sinker
158-160 Broadway
West Ealing
London W13 0TL

Tel : [020 8840 2572](tel:02088402572)
Mobile : [07939 910191](tel:07939910191)
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On 21 Nov 2019, at 13:11, Gosling, Gareth <Gareth.Gosling@dorset.pnn.police.uk> wrote:

Good Afternoon Mr Nowroozi,

I am aware that you have received advice from Ms Rogers in relation to this matter in advance of this correspondence, however, both as an acknowledgement and confirmation I can advise that the Review is being applied for in relation to the Premises Licence due to the activity that has taken place at the premises.

There will be no opportunity to rescind this application in advance of a hearing, however, there is an opportunity for mediation and for the Licence Holder to advise what action they propose to remedy the concerns in advance of the hearing in due course.

The existing Premises Licence Holder should be able to provide you with further details contained within the notification that they received.

If you have any further queries please do not hesitate to get back in touch.

Regards,

Gareth

Gareth Gosling 2551
Sergeant

Drug and Alcohol Harm Reduction Team
Territorial Policing Prevention Department | Bournemouth Police Station, Dorset Police
E: gareth.gosling@dorset.pnn.police.uk | T: 752 2824 (01202 222824) |
<image003.png><image004.jpg>

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From: Ayeh Nowroozi <a.nowroozi@sbs-law.co.uk>
Sent: 21 November 2019 11:41
To: sarah.rogers@bcpcouncil.gov.uk; Gosling, Gareth <Gareth.Gosling@Dorset.PNN.Police.uk>
Subject: POLSKI SKLEP - LETTER TO VENDOR DATED 21.11.19.pdf

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Chadwick Lawrence

Yorkshire's Legal People

To whom it may concern

Our Ref : PB/DMc/ADI29063-001
Date : 21 November 2019
Direct Email: PhilipBrown@chadlaw.co.uk
Direct Phone: 01924 234 210
Doc Ref : 20666484
Website : www.chadwicklawrence.co.uk

Dear Sis

17 Lansdowne Road, Bournemouth

We act for the current Tenant of the above property and confirm that the proposed assignment of the Lease is due to complete on the 22nd November 2019. We would be grateful therefore if you could confirm that any review of the Premises Licence is unaffected, in order that this can proceed.

Yours faithfully



Chadwick Lawrence LLP

Lexcel
Legal Practice Quality Mark
Law Society Accredited



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Tel : 01924 379078 Fax : 01924 383373

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