



23 December 2014

Torbay Council  
Licensing & Public Protection  
C/o Town Hall  
Castle Circus  
Torquay  
TQ1 3DR

Dear Sirs

**Application for a premises license to be granted under the Licensing Act 2003  
Las Iguanas, Unit 4, Abbey Sands, Torbay Road, Torquay, TQ2 5FB**

We write as owner of the Abbey Sands Development in Torquay to outline our support for the above application.

Havard Estates is an award winning property developer, most recently given the five star award in the International Property Awards 2014 for delivering the best mixed-use development in the UK in respect of the development at Abbey Sands.

Abbey Sands is a multi-million pound development which has breathed new life into this part of Torquay and has been extremely well received by the local authority and community of Torbay.

As landlord, we carefully select and approve high quality operators to take occupation of our developments and the occupiers in the Torbay Scheme are no different. The Abbey Sands Development has been designed to provide high quality, luxury apartments which have attracted purchasers who are willing to pay values commensurate with apartments of this extremely high standard, buying into the whole ethos of the Scheme and the lifestyle choice that it offers.

Las Iguanas are a high-quality national branded restaurant operator who run sites throughout the country. Prior to granting their lease, we visited a number of their restaurants to understand how their operation fits in with residents and to understand their methods of operation. It was important to us that this tenant complemented the existing offering in what has become Torquay's new Eating Quarter, whilst having no negative impact on our residents.

Las Iguanas is a restaurant which has an ancillary bar area and our research has showed that in other areas, their operation has not led to further crime or public nuisance and will in fact support and promote the licensing objectives of Torbay.

Yours faithfully