

CASE STUDY

Schedule of Dilapidations (acting for Landlord)

Property:

23,000 sq ft Office Building

Location:

High Street, Maidstone, Kent.

Client:

Company Pension/ Investment Fund

Services Provided:

Preparation of Schedule of Dilapidations
Dilapidations Negotiations



Summary:

Following the vacation of the premises by a leading high street bank after a 25 year lease, Alexander Harris were appointed by the Landlord to prepare and serve a fully priced terminal schedule of dilapidations.

Having first reviewed the lease documents, together with the multiple licenses for alteration granted over the 25 year terms, Alexander Harris inspected the property and identified numerous breaches of tenants covenants relating to their repairing, reinstatement and redecorating obligations. Following the preparation of the schedule Alexander Harris were subsequently instructed to negotiate a financial settlement with the outgoing tenant. A final settlement was to the value of £350,000 excluding VAT.

Having successfully negotiated a financial settlement, Alexander Harris were appointed to provide design, contract administration and project management services in relation to the building refurbishment prior to being put back on the market.

For more information contact:
01622 232 595
enquiries@ahpbc.co.uk

