

i DETAILS

- We were instructed to assist in finding suitable alternative accommodation for the client, and to negotiate Heads of Terms for a new lease.
- Following inspection, we highlighted the potential for a dilapidations claim against the tenant, and we provided additional advice over necessary works in order to mitigate a future claim against them.

🕒 TIMING

- The client carried out the works as advised, before lease expiry, and no dilapidations claim was served against them.

📈 ACTIVITY

- We met with the client, discussed their requirement, provided a shortlist of suitable available premises, and subsequently negotiated Heads of Terms for a new lease.
- Our dilapidations advice included report itemising the necessary works, with explanation with reference to their lease.



🏆 ACHIEVEMENT

- The client was very pleased with our pro-active approach to potential issues at lease expiry, with no claim for dilapidations being served on them.
- We ensured the landlord of the new premises carried out necessary works before lease commencement, drew up a schedule of condition and secured a rent free period for the tenant in addition.