



## DETAILS

- We were instructed to represent the former tenant in relation to a dilapidations claim served against them.
- The initial value of the claim was over £195,000
- The client was the long-term tenant of an industrial premises in York.



## TIMING

- Dilapidations schedule served on tenant in June.
- We successfully reduced the claim by over 50% in the first 3 months.
- Final settlement agreed in early the following year.



## ACTIVITY

- Detailed inspection of the property, assessing each individual claim item on schedule against reality.
- Full consideration of the lease, landlord and tenant's repairing obligations, and relevant case law, including detailed consideration of reinstatement items.
- The case involved arguments of supersession relating to a change of use planning application by the landlord, which we discovered through our own due diligence process.



## ACHIEVEMENT

- Through a detailed consideration of the tenant's lease obligations, case law and the landlord's intentions for the property, we successfully **reduced the claim by 85% from £195,000 to £28,915.**