



Dilapidations Settlement on behalf of Tenant

Scheme: Office Suite (10,000 sq ft)
Client: Yell
Project Title: 2nd floor Usk House, Newport
Value: Approx £218,000 claim value



Client Benefits

- AJH has a strong background in dilapidations and regularly act on behalf of landlords and tenants. Acting in either capacity, AJH have an expert knowledge of the different strategies to fight and defend any dilapidations claim.
- AJH are highly skilled and are familiar with the latest dilapidations protocol and legislation. We are able to give expert advice on all aspects of the highly technical discipline of dilapidations.
- Dilapidations are a very specialized area of surveying and it is essential that both landlords and tenants are represented by an experienced surveyor. AJH has a track record of achieving excellent settlements for clients where the individual organizations do not have sufficient knowledge and would not have achieved the same positive level of settlement acting for themselves.

Description

- LSH was instructed by Yell (Tenant) to inspect two suites within an office building equating to approx 10,000 sq ft and negotiate a financial dilapidations settlement based upon the landlord's claim.
- The suites were held by the tenant under a full repairing and insuring lease and the landlord was seeking extensive dilapidations. The full level of dilapidations was circa £218,000.
- The final agreed settlement was circa £100,000 which constituted a saving in the region of 54% or some £118,000 from the original schedule.
- The savings were achieved through detailed technical understanding of the lease and law of dilapidations as well as reasoned technical argument.

