



## Dilapidations Settlement on behalf of Tenant

**Scheme:** Industrial Unit (5,000 sq ft)  
**Client:** Amarylis Group Limited  
**Project Title:** Unit 8B Point Four Distribution Centre, Avonmouth  
**Value:** Approx £45,000 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

- The tenant did not know whether to renew their lease or vacate. AJH carried out a dilapidations assessment to determine their liability.
- There was a very short time period of one month to negotiate a settlement with the landlord. This deadline was achieved.
- The final agreed settlement was circa £18,250 which constituted a saving in the region of 60% or some £25,000 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.

