

Case Study



Commercial Dilapidations

End of Lease Dilapidations Advice
Aston Road, Bromsgrove

Our client owned this modern detached commercial warehouse property which was leased to another commercial business under a standard unrestricted FRI lease.

The tenant occupier had served notice to end their lease on the next break date in 6 months time and we were swiftly appointed to assess its condition and prepare a budget costed Schedule of Dilapidations to aid end of lease discussions with the tenant.

The tenant vacated the property early leaving it in poor condition and evaded dialogue with the Landlord and ourselves to resolve the matter amicably.

Following our advice and recommendations the client employed his own contractors to undertake the work and refurbished the property resulting in swiftly reletting the unit on favorable terms and a decent market rent.



Our ongoing advice in relation to dilapidations liability and the completion of remedial works resulted in the recovery of 98% of his incurred costs via a commercial settlement.

Before



After



Client - Testimonial

“I have used Adrian Walsh of Pure Building Consultancy in recent years for all my commercial property work. Professional in all aspects of his engagement and found him to be very thorough, up to the minute with legislation and a pragmatic negotiator.....he also returns every call!!!!”