

# Case Study:

## *Dilaps North of the Border*

**Bradley-Mason LLP** work alongside Dixons Carphone assisting the in house team to manage the estate, the Lease breaks and where appropriate renewals throughout the UK.

Our approach is open and flexible reviewing all Leases and programming Lease breaks to coincide with the overall property strategy.

We meet frequently and assist in shaping the programme of Lease renewals, breaks and renegotiated Leases. This ongoing relationship assist in fully understanding operational needs, promoting a flexible, proactive and timely execution.



Often our initial assessment of a property is programmed with other surveys in any given area. This reduces our travel time and cost which is subsequently passes on to the client.

Our initial assessments provides a best and worse case scenario. We work closely with a small select team of contractors who are well managed and resourced and promote almost impossible timeframes to be achieved.

This is particularly advantageous when peak retail periods are to be captured immediately prior to a Lease break.

This scenario was experienced at the Glasgow property where trading continued through to the 3 January however a full strip out was undertaken, whilst retaining/relocating shop-fit and AC items but handing over the property on the 19 January.

We have recently concluded four dilapidation instructions where full compliance, partial strip and cash settlement or full cash settlements have formed the basis of Lease compliance.

The actual settlement being the most advantageous to Dixons and strategic goals. In line with Lease clauses fully costed specifications, planning, listed building and building warrant approvals have been gained.

On completion, we periodically review each project and populate costs into a property log that allows us to monitor costs per Sq.m for refurbishment/Lease compliance.



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