



Dilaps settlements for LL's

Burtons, High Street Retail— Darlington

Perseverance was the key on this high street unit which the Agents advised had received a poor response from prospective new tenants. Tenants were put off by the poor state of the building and internally the amount of work required. With the Tenants, Arcadia, being slow to respond and the property unlet, legal proceedings were avoided and settlement eventually agreed which enabled the LL to compete the required works to a suitable standard to relet.



Costa, High Street Cafe Scarborough

Acting for an overseas Fund an early claim was served to allow negotiation with Costa and explore options for works or a settlement. By a jointly agreed Tender list arguments over quantum were avoided and settlement reached before lease end. This allowed the LL to progress with the works needed to relet straight away and minimise the void period.

3rd Floor Office, Leeds

Acting for the LL of this prestigious Leeds office block a claim was served against the Tenant, Sky before lease end to allow initial negotiation. This followed with a final claim and Quantified Demand after lease end supported by a tendered scheme and settlement was reached at the full cost of works expended before the LL's works were concluded.



For more information contact info@bradley-mason.com or call us on 01423 534 604.