

Dilapidation Settlements for Landlords

COSTA : High Street Cafe—Leeds

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 Landlord to progress with the works needed to re-let straight away and minimise the void period.



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 Landlord to complete the required works to a suitable standard to re-let to Betfred.



3rd Floor Office—Leeds

Acting for the Landlord 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 Landlords works were concluded.



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