

Dilapidations Settlement

Carphone Warehouse

Appointed by the Tenant, we negotiated the full and final settlement of the Terminal Dilaps served of £107,000 down to £36,500. The ground floor and basement retail premises had a floor area of circa 1,519 sq. ft. and the claim equated to a staggering £70.4 per sq. ft. (£757 per sqm.), more than three times the average final settlement of a dilapidations claim. Following intense negotiations we reached a final settlement of £24 per sq. ft. (£258 per sqm.) with a saving of 66%.



*Carphone Warehouse
Manchester*

Acting on behalf of our client, the Tenant, we negotiated the full and final settlement of the Terminal Dilaps served at £17,000 down to £7,000. The property was under an IRI Lease and comprised of a ground and first floor mid-terraced retail unit. Many of the items claimed were considered an improvement to the building and of no benefit to an incoming Tenant making the negotiations with the Landlord's surveyor more complicated. A final settlement of £7,000, a saving of 58%, was therefore a fantastic result.



*Carphone Warehouse
Liverpool*

Acting on behalf of our client, the Tenant, we negotiated the full and final settlement of the Terminal Dilaps. The property was under a FRI Lease and comprised of a mid-terraced retail unit over three floors. The Landlord was looking to sell the property which meant our defence could have involved a Valuer and additional cost added to the Landlord's claim. After negotiations against the Landlord's claim of £87,964.85, we reached a final settlement of £38,000, a saving of 57% without having to incur any additional costs.



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