

Dilapidations to Project Management

Firstmost Ltd—Darlington

Bradley-Mason LLP were engaged by Firstmost Ltd to inspect a vacated retail premises in a high street location in Darlington.

The previous Tenant's Lease had expired and the unit was left in poor condition with external defects and redundant shop fittings.



A thorough inspection was made and a detailed Schedule of Dilapidations prepared in accordance with the Lease and the relevant clauses.

A Quantified Demand (£81K) was then served on the previous Tenant and the claim settled at £60k. The property was then marketed for reletting.

Following the agreement for Lease with Betfred the client then instructed us to undertake essential works to meet the needs of the incoming Tenant.

We tendered the works and ensured that best value was delivered at a cost of £42K. The works were programmed to fit the needs of Betfred.

Our client was pleased to have a new Tenant in occupation and have the building repaired such that any ongoing repairs would be the tenant's liability.

Bradley-Mason LLP are proud to be able to offer Landlords the whole property lifecycle service.



Building before



And after...

At Darlington our expert surveyors were able to work as a team to deliver a great result for Dilapidations and secure the project management role allowing the Landlord one point of contact and surety from start to finish.

Head Office Contact

Bradley-Mason LLP, Windsor House,
Cornwall Road, Harrogate HG1 2PW

t: +44 (0) 1423 611604
e: info@bradley-mason.com

Regional Contacts

Manchester Office
t: +44 (0) 161 403 0143

Sheffield Office
t: +44 (0) 114 368 0104

Bristol Office
t: +44 (0) 117 212 0139

London Office
t: +44 (0) 203 390 1217

