


86 EAST STREET, BEDMINSTER



- Section 18 for Tenant
- Landlord's Claim – £286,716.79
- Tenant's Building Surveyor's Assessment  - £118,800.21
- Section 18 valuation - £90,000/£95,000
- Result - £100,000
- Large premises with upper parts that were outmoded.
- Large number of retail premises vacant and 'To Let' nearby
- Law of Diminishing Returns – spending anywhere near Landlord's Claim would not result in any increase in rent/return

savers

"Section 18 gave us another angle to dispute the Landlord's Claim, especially with regards to the upper floors"