

45-47 PEMBROKE ROAD, DUBLIN



- Diminution Valuation for Tenant pursuant to Section 65 of the Landlord & Tenant (Amendment) Act 1980
- Building Surveyors agreed a common law claim of €515k
- Landlord's Diminution Valuation - €515k
- Claim relates to outmoded offices sold at lease expiry
- Only market for offices is to significantly upgrade – supercession
- Property sold at a price in excess of local freehold transactions
- Diminution Valuation - €Nil
- Difficult for LL to prove any loss
- Settlement - €Nil