

ROSS AUCTION CENTRE, ROSS-ON-WYE



- Former Cattle Market relet immediately at lease expiry
- Landlord still produced a claim of £349k
- Landlord's Section 18 - £160k
- Claim relates in part to offices that have been excluded from the new lease
- However, these are incapable of being let (no separate access) and outmoded
- Therefore, even if in repair, there is no local market for the space
- Terms of new lease typical of open market and had not been impacted by any items of 'disrepair'
- As a result, Tenant's Section 18 - £Nil
- Settlement - £Nil