

25 HIGH ROAD, BEESTON



- Section 18 for Tenant
- Landlord spent £50,000 and relet to new tenant
- Also granted tenant 9 months rent free, and Landlord claimed this was to reflect additional 'repairs'
- Landlord claiming cost of works and rent free incentive as their loss
- On behalf of Tenant S.18 accepted works were necessary to achieve a letting
- However, rent free incentive was 'norm' in Beeston
- Devaluing incentive resulted in a net rent in excess of Zone A tone
- Therefore Landlord's loss was cost of works only
- Landlord accepted Tenant's Part 36 offer at £50,000