



QUEEN CHARLOTTE HOUSE & ROYAL SOVEREIGN HOUSE,  
CHATHAM



- Claim related to two separate office buildings
- Landlord's original claim £1.71 million
- Landlord's section 18 valuation - £1.35 million
- Agreement between building surveyors at £560,000 plus costs
- Section 18 valuation on behalf of tenant - £420,000
- Settlement - £510,000
- Accepted that both properties were in a significant state of disrepair
- However, supply outweighed demand locally – law of diminishing returns
- Existence of some fixtures and fittings (required to be removed under the terms of the lease) – including kitchens and staff areas – will add to value