

FORMER NIGHTCLUB, BECKET STREET, DERBY



- Section 18 valuation on behalf of Landlord
- Landlord's Claim – c.£320,000
- Tenant's offer - £50,000 in the hope the matter 'would go away' – claimed properties had no market
- Landlord left with no option other than to obtain S.18 valuation to resolve claim
- Section 18 valuation on behalf of Landlord - £240,000 - £250,000
- Large part of properties were listed – therefore items of disrepair had significant impact on Landlord's reversionary value
- Accepted much of internal work likely to be superseded by new tenant's fit out/change of use – therefore falling 'foul' of the second limb of The Act.