

SCIMITAR HOUSE, ROMFORD



- Claim related to four storey office building
- Section 18 for Landlord at £550,000
- Tenant's Section 18 valuation - £375,000
- Settlement - £475,000
- Tenant's argument that offices were outmoded and in order to be relet, the hypothetical Landlord would have to undertake significant redevelopment - supercession
- On behalf of the Landlord, this was disputed. Local evidence proved there was still a market and remedying the former tenant's repairing liabilities would positively impact upon value