



UNIT 5 WOODSIDE INDUSTRIAL ESTATE, DUNSTABLE



- Section 18 for Landlord
- Landlord's Claim – £150,000
- Tenant's Offer prior to S.18 - £nil
- Section 18 valuation - £80,000
- Settlement - £52,000
- Tenant's argument based on planning application made by Landlord to redevelop site at lease expiry
- However application was 'speculative' and a number of years away from being put into action
- As per PGF II case, condition of premises as vacated by the tenant prevented even a short term letting from taking place
- Case accepted by tenant in light of Valuation evidence