

LINTHORPE ROAD, MIDDLESBROUGH



- Landlord's Claim - £56,000
- Agreed costs between building surveyors as a result of the Landlord's lowest tender
- Section 18 valuation on behalf of tenant - £35,000
- Settlement - £45,000
- Middlesbrough Town Centre showing significant voids. Zone A values halved in post-recessionary times
- Certain works (including internal redecorations) unlikely to have any positive impact upon value
- Such was supported by local letting evidence
- Only likely occupier to be temporary trader – therefore existence of former fixtures likely to be used, therefore enhance Landlord's value