

2 ROUNDHOUSE ROAD, PRIDE PARK, DERBY



- Section 18 for Landlord - £216,000
- Settlement - £165,000
- Landlord relet property at lease expiry
- New tenant granted rent free incentive due to former tenant's failure to comply with their repairing obligations and had no liability to remove former tenant's 'unique' curved partitioning
- Although new tenant had a requirement for the partitioning, very few other tenants would
- Therefore, as the new tenant had no liability to remove, the hypothetical Landlord would have to remove at lease expiry at their own cost
- Matter of valuation – local market evidence proved that the rent free period was excessive and just under half was due to the condition of the property as vacated by the former tenant
- Tenant accepted argument once proceedings were issued